

Total Area: 67.3 m² ... 724 ft² (excluding garden)
All measurements are approximate and for display purposes only

Reception Room
13'10" x 18'6"

Kitchen
11'3" x 7'10"

Bathroom
6'2" x 7'7"

Bedroom
10'6" x 13'6"

Bedroom
6'1" x 14'9"

Garden
23'9" x 33'11"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	59
(39-54) E	
(21-38) F	
(1-20) G	71
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



HERMON HILL, WANSTEAD

Offers In Excess Of £550,000 Leasehold
2 Bed Flat



Features:

- Lower Ground Floor Flat
- Private Garden
- Close to Snaresbrook Station
- Driveway
- West Facing Garden
- Close to Wanstead High Street
- Good Decorative Order
- Side Access

An immaculately presented two-bedroom apartment located in the heart of Wanstead, complete with stylish finishings throughout and boasting a tranquil retreat of a garden. Ideally situated just moments from Snaresbrook Station and the bustling Wanstead High Street, this property offers the perfect balance between convenience and serenity.

REQUEST A VIEWING
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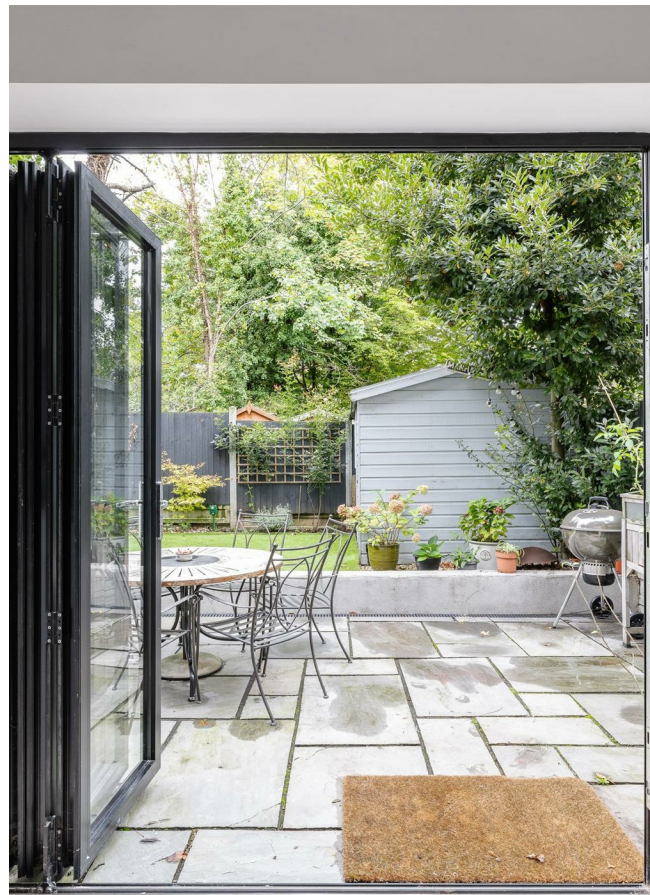
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IF YOU LIVED HERE...

This illustrious two-bedroom apartment occupies the lower ground floor of an impressive Victorian property, ideally located in the vibrant and sought-after area of Wanstead. The home combines period charm with modern living, presenting stylish décor throughout. The generously proportioned reception room boasts a wealth of natural light combined with warm neutral tones making this an ideal sanctuary for relaxation or entertaining. A dedicated dining area makes hosting effortless, while the sleek and contemporary kitchen is fully equipped with a multiplicity of storage space and modern appliances.

The heart of this home lies in its seamless connection to outdoor living, with bifold doors from the kitchen leading to the west-facing private garden. The landscaped garden is a serene retreat, featuring an elegant dining area perfect for alfresco meals and gatherings. Additional side access enhances practicality, and a garden shed offers convenient storage.

Offered in an immaculate condition, the apartment enjoys an inspiring and cohesive design throughout. The bedrooms are spacious, offering a tranquil atmosphere, while the bathroom's contemporary finishes reflect the attention to detail evident throughout the property. The home's warm tones and carefully curated interiors provide an inviting backdrop for modern lifestyles.

Ideal for commuters, this home is situated a mere five-minute stroll to Snaresbrook Station, placing you on the Central Line in moments from your doorstep. Neighbouring Wanstead High Street also provides a wealth of local independent eateries, bars, and retailers, hence this home benefits from the tranquillity of Wanstead's greenery yet ensures urban convenience. Benefitting from its own driveway and private entrance, it also offers easy access for commuters while retaining the charm of a suburban retreat.

WHAT ELSE?

- Foodies have an array of local eateries to choose from including foodie pubs The Cuckfield and The Bull to name a couple. More of a coffee connoisseur? Residents can enjoy fresh coffee with a side of delectable baked goods at The Larder of Gail's Bakery, moments from your front door.
- In search of nature? The serene blue and green space of Eagle Pond and Epping Forest is just a half mile away.
- Close enough to South Woodford, residents can enjoy the many amenities and restaurants Georges Lane has to offer, equally creatives can enjoy a session of pottery painting at Creative Biscuit, a local ceramic café open to all ages.
- Drivers can quickly access the A12, leading to the M11, and the North Circular is just over five minutes away.



A WORD FROM THE OWNER...

"The time we have spent in Wanstead has been perfect as a first purchase. We are a stone's throw away from the high street and Snaresbrook station. Wanstead has a wonderful sense of community and there is such variety of eateries, shops and pubs in the local area. As a young couple we have loved living here, particularly with our dog as there are fantastic local walks, as well being on the border of Epping Forest. The garden has been a god send to us, particularly in Summer working from home as it becomes an all day sun trap. The doors from the kitchen into the garden space make it a flexible indoor/outdoor living space that is perfect for entertaining in the warmer months. Having a large outdoor shed has proved wonderful for us storage wise, but could alternatively be employed for other uses as it has electricity. With having our main bedroom in the back of the house, there is no noise from Hermon Hill and we'd loved having bi-folding doors from our bedroom that lead into the garden. "

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