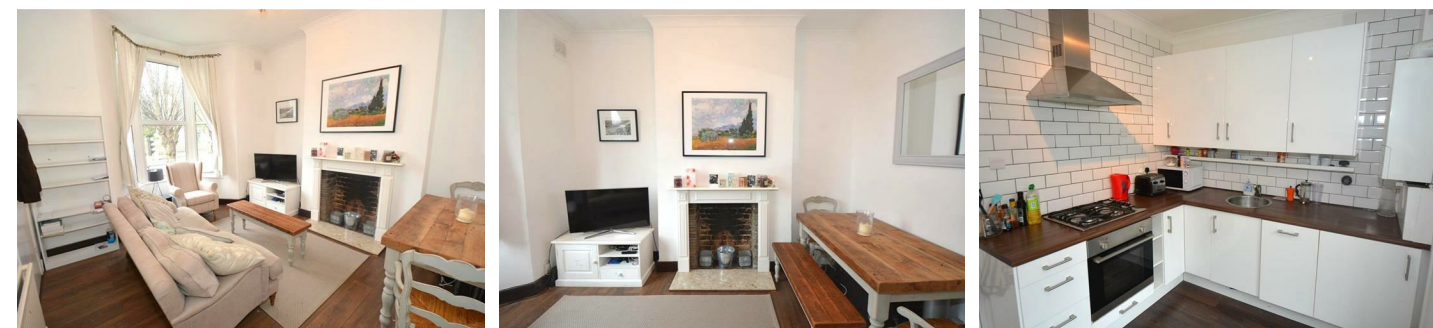


LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 326 SQ.FT.  
(30.2 SQ.M.)

UPPER GROUND FLOOR  
APPROX. FLOOR  
AREA 325 SQ.FT.  
(30.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 651 SQ.FT. (60.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Hermon Hill, Wanstead

Asking Price £465,000 Leasehold

- Two double bedrooms
- Private garden
- 0.2 miles to Snaresbrook
- Split level Victorian conversion
- Contemporary kitchen and bathroom

# Hermon Hill, Wanstead

Petty Son & Prestwich are privileged to offer for sale this spacious two double bedroom split-level Victorian conversion, which has direct access to its own rear garden.

Set back from the road and just a short distance from Wanstead High Street, with its eclectic mix of shops, bars, restaurants and green spaces, this property offers easy access to everything Wanstead has to offer. Perfect for city commuters, this home is just 0.2 miles to Snaresbrook and 0.4 miles to Wanstead Central Line Stations, ensuring a quick, direct access into Central London.

Hermon Hill is renowned for being lined with grand Edwardian properties and this double fronted property is no exception.

Stepping inside, you are greeted with a spacious lounge/diner that features a large bay window and feature fireplace. You will also discover the first of two double bedrooms on this floor. The staircase, with lined feature lighting leads you down to the second double bedroom and a fully tiled contemporary bathroom. The stunning kitchen to the rear provides plenty of work surface and storage space and benefits from having patio doors that lead out to your very own private garden.

The rear garden is a low maintenance suntrap or grass, patio and mature shrubs and provides the perfect space to unwind and enjoy the summer sun in.

EPC Rating: C70

Council Tax Band: C

Lease Information: 125 years from 29 September 1983 (85 years currently remain)

Service Charge: £1382.00 per annum (reviewed annually)

Ground Rent: £500.00 per annum

## LIVING ROOM

15'8" x 12'10"

## KITCHEN

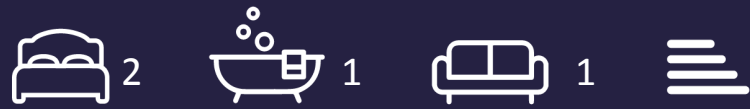
12'2" x 8'3"

## BEDROOM

12'5" x 12'2"

## BEDROOM

12'9" x 8'9"



Council Tax Band: C

