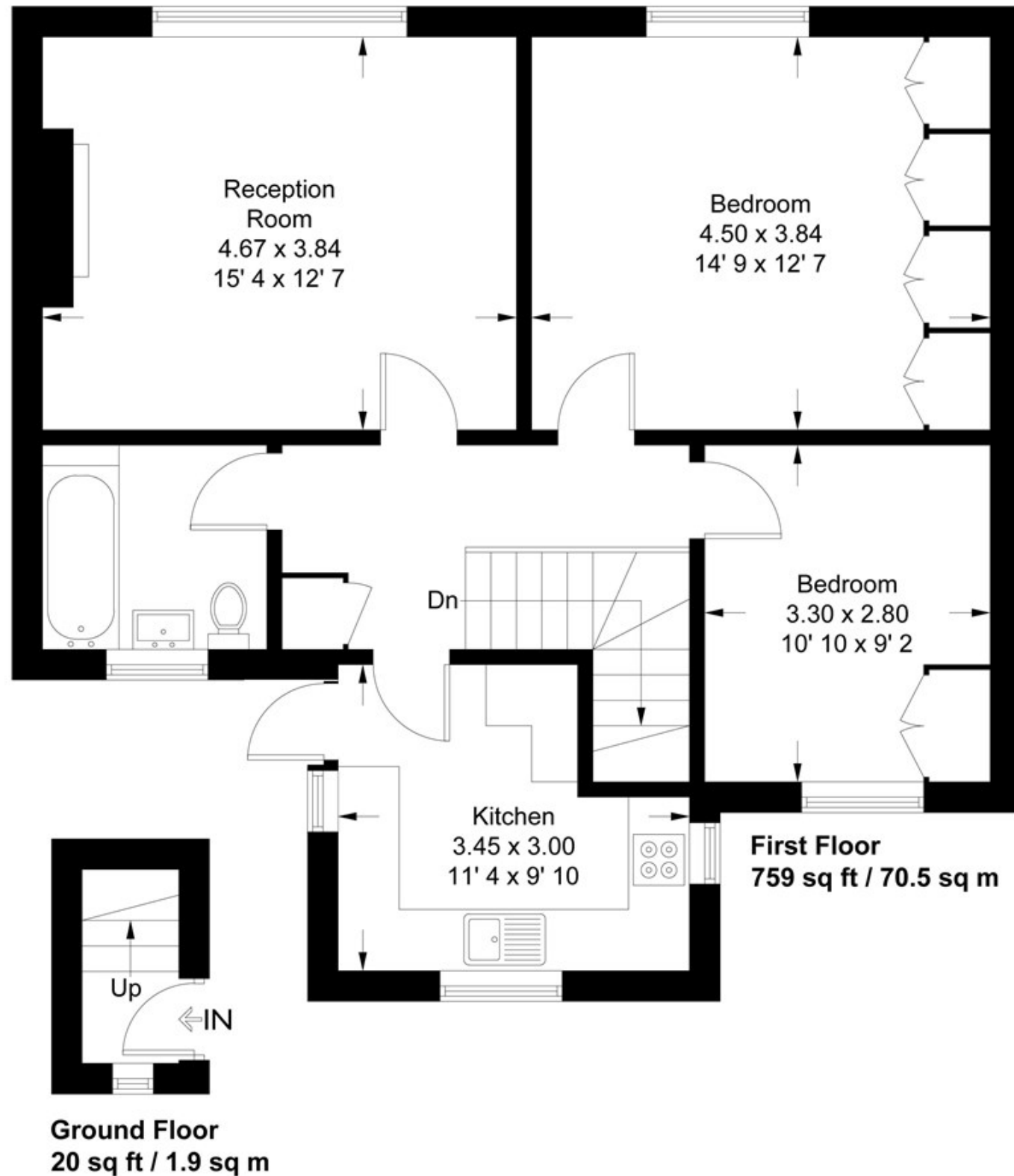


## Devon House

Approximate Gross Internal Area = 779 sq ft / 72.4 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



## Hermon Hill, Wanstead

Asking Price £450,000 Leasehold

- First floor apartment
- Spanning approximately 779 Square Feet
- Generous lounge/diner
- Newly redecorated and recarpeted
- Two double bedrooms
- Separate kitchen with direct rear access
- Moments from Wanstead High Street and Snaresbrook Station

# Hermon Hill, Wanstead

Petty Son & Prestwich are pleased to offer to market this spacious first floor flat perched just off of Wanstead High Street, spread over 779 Square feet and offering two double bedrooms and close proximity to Snaresbrook Central Line Station.



Council Tax Band: C

Situated on the edge of Wellesley Road in Wanstead Village, this spacious apartment is a mere 230 feet from Wanstead's popular High Street and 0.3 Miles from Snaresbrook Station making it ideal for commuters hoping for a short door-to-door journey. Accessed via its own private front door, this apartment offers generous rooms throughout which have all been newly redecorated with new flooring and carpeting laid throughout. Starting with a bright and airy central entrance hall with large overhead skylight., the apartment offers two exceptionally spacious double bedrooms, with the principal bedroom providing wall-to-wall fitted wardrobes and ample room to comfortably fit a super-king bed and surrounding furniture. The kitchen incorporates a breakfast bar alongside a good run of storage and utility items, with a door providing direct rear access where you can also easily remove your kitchen waste without taking it through the home. There is also a well-proportioned bathroom with large bath and overhead shower.

EPC Rating: E53

Council Tax Band: C

Lease Information: 125 years from 25 March 1992 (93 years currently remain)

Ground Rent: £25 per annum (In 2025, this will be increased to £50.00 per annum)

Service Charge: N/A

## RECEPTION/DINING ROOM

15'4" x 12'7"

## KITCHEN

11'4" x 9'10"

## BEDROOM ONE

14'9" x 12'7"

## BEDROOM TWO

10'10" x 9'2"

