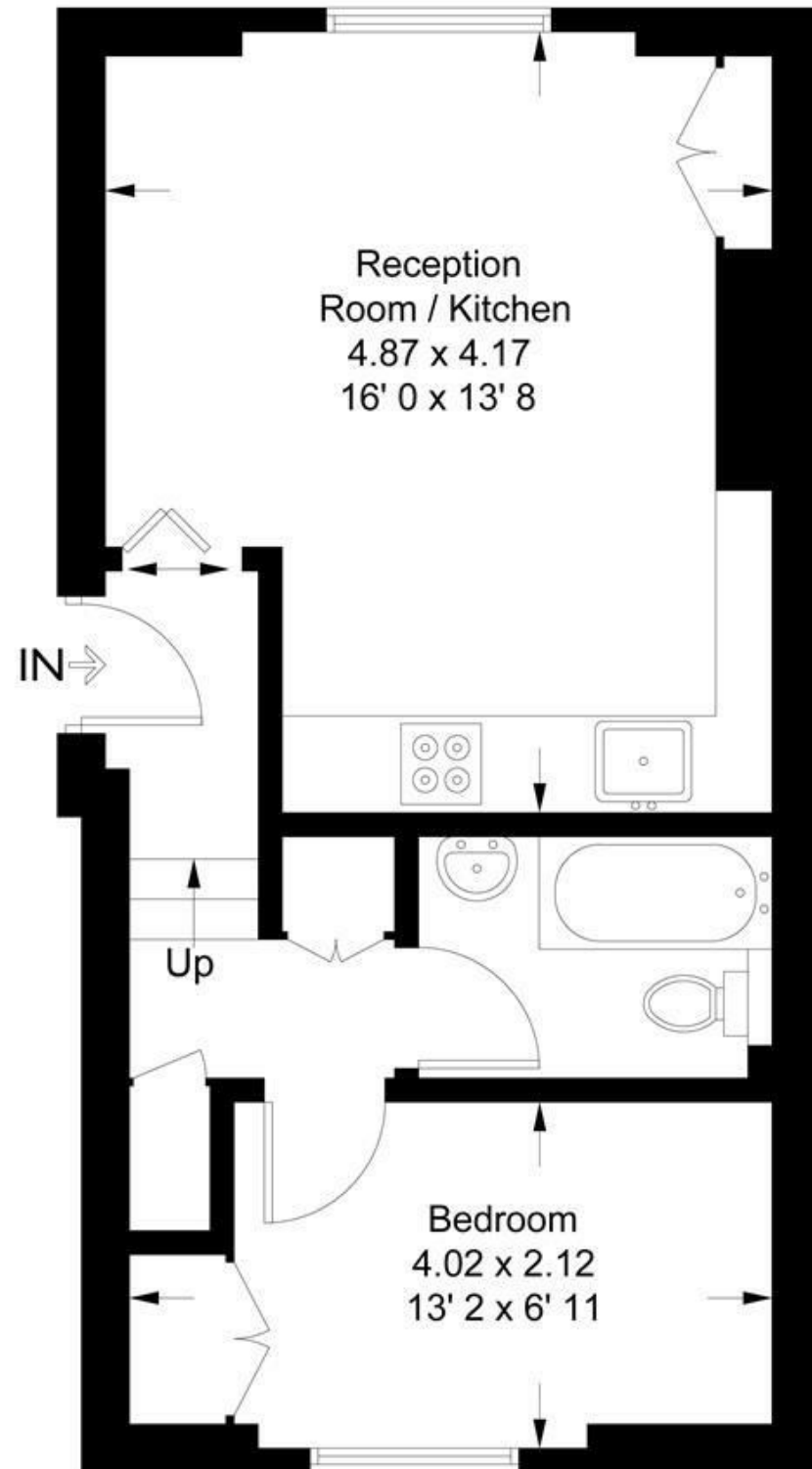


## Hermon Hill

Approximate Gross Internal Area = 382 sq ft / 35.5 sq m



**First Floor**

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 £311,000 Leasehold

- One double bedroom apartment
- Open plan kitchen/living space with bespoke kitchen
- Communal parking
- Shared communal garden
- First floor, period conversion
- Laundry cupboard
- Chain free
- 0.4 Miles to Wanstead High Street

# Hermon Hill, Wanstead

Petty Son and Prestwich are delighted to offer for sale this well-presented, one double bedroom, first floor period conversion, with the added benefit of a shared garden and communal parking.

Positioned in central Wanstead, this chain free apartment is just 0.4 miles from Wanstead's vibrant High Street with its array of boutiques, bars and restaurants as well as both Wanstead and Snaresbrook Central Line stations and the beautiful green space of Christchurch Green.

The property has been designed to ensure every inch of space has been cleverly utilised, starting with a combined living room/kitchen with large central window and high ceilings typical for the period of this property. The bespoke kitchen has been designed to make the most of the high ceilings with cabinets stretching to ceiling height, accompanied by stylish mirrored splash-backs and a marble work top. A separate laundry cupboard in the hallway takes the pressure off the kitchen needing to accommodate the washing machine and keeps the space dedicated solely to food preparation and cooking. A well proportioned bathroom and double bedroom with range of inbuilt cupboards and views over the communal gardens complete the accommodation. Externally there is a shared communal garden to the rear and communal parking to the front with the option of also acquiring on street permit parking if desired. The property is offered for sale chain free allowing for a swift sale.

Lease Information: 125 years from 29 October 2001 (102 years remaining currently)  
Service Charge: ONLY £83 PER MONTH. £985.59 per annum (Between April 24 – March 25) Reviewed annually  
Ground Rent: £10.00 per annum  
EPC RATING: C73  
Council Tax Band: B

## RECEPTION ROOM/KITCHEN

16'0" x 13'8"

## Bedroom

13'2" x 6'11"



Council Tax Band: B

