



Hermon Hill, South Woodford

Offers In Excess Of £490,000 Leasehold - Share of Freehold

- Large, ground floor apartment
- Two bedrooms
- Generous formal sitting room
- Detached garage
- Share of Freehold with long lease
- Approximately 958 Square Feet
- Kitchen diner of approximately 27'1 in depth
- Direct access to a private garden
- Parking to the front for one vehicle
- Equi-distant to Snaresbrook and South Woodford Station's

SOLD BY PETTY SON & PRESTWICH Petty Son & Prestwich are delighted to offer this fantastic two bedroom, ground floor apartment spanning close to 950 square feet, offering a private garden, parking, detached garage, huge kitchen/diner and share of freehold.

Located on a Hermon Hill, a historic road connecting the popular areas of both South Woodford and Wanstead, both South Woodford and Snaresbrook Central Line stations are just 0.4 and 0.5 miles away respectively, with an extensive range of independent café's bars and shops located in both.

The property is one of only three apartments that share the large, period building, with this one located on the ground floor, allowing it the virtue of direct access to it's private share of the garden. The home is accessed via a shared hallway and, once inside the property itself, a similarly large hallway with generous storage cupboard provides access to all the rooms on offer, with the exception of the bathroom. To the front there is a formal reception room with a large bay window flooding the room with light and fitted surround sound making it a perfect space to relax listening to music or watch the television. A single bedroom currently used as an office and double bedroom lie behind the reception with a huge kitchen/diner spanning an impressive 27'1" in depth occupying the rear of the apartment. A bathroom with modern white suite completes the accommodation.

Externally to the front of the home there is off road parking for one car and a garage to the rear which could be used for storage or potentially converted into a home office/gym or summerhouse. The rear garden is a good size with access directly leading from the kitchen door which, if preferred, could be fenced off to give a greater deal of privacy.

EPC Rating: C73
 Council Tax Band: B
 Lease Information: 999 years from 2nd June 2017 (992 years currently remain)
 Service Charge: £1,200 Per Annum
 Ground Rent: N/A

Formal Reception Room
 16'0" x 15'11"

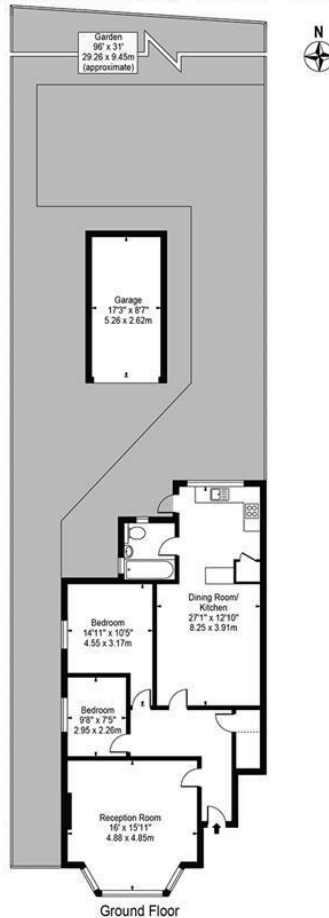
Kitchen/Dining Room
 27'1" x 12'10"

Bedroom One
 14'11" x 10'5"

Bedroom Two
 9'8" x 7'5"

Garage
 17'3" x 8'7"

Hermon Hill
 Approx. Gross Internal Area 958 Sq Ft - 89.00 Sq M
 (Including Restricted Height Area & Excluding Garage)
 Approx. Gross Internal Area 942 Sq Ft - 87.51 Sq M
 (Excluding Restricted Height Area & Garage)
 Approx. Gross Internal Area Of Garage 148 Sq Ft - 13.78 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.