

Kitchen/lounge/diner
13'1" x 18'10"

Bedroom
10'5" x 8'7"

Bathroom
7'5" x 5'7"

Total Area: 30.0 m² ... 323 ft²

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	77
		EU Directive 2002/91/EC	



HERMON HILL, SOUTH WOODFORD

Offers In Excess Of £300,000 Leasehold 1 Bed Apartment



Features:

- One Bedroom Apartment
- Long Lease & Chain Free
- First Floor
- Private Section Of Large Garden
- Sleek & Modern Finish
- High Ceilings
- Close to Wanstead High Street & George Lane
- Two Central Line Stations within 10min Walk

Lovely one bedroom apartment in a glorious spot nestled between Wanstead, Snaresbrook and South Woodford. This first floor flat sits in a handsome period property, and is immaculate in presentation and style. In keeping with the period, ceilings inside are high and rooms are generously proportioned. You even have a share of the large garden that sits to the rear of the garden offering some lovely outdoor space.

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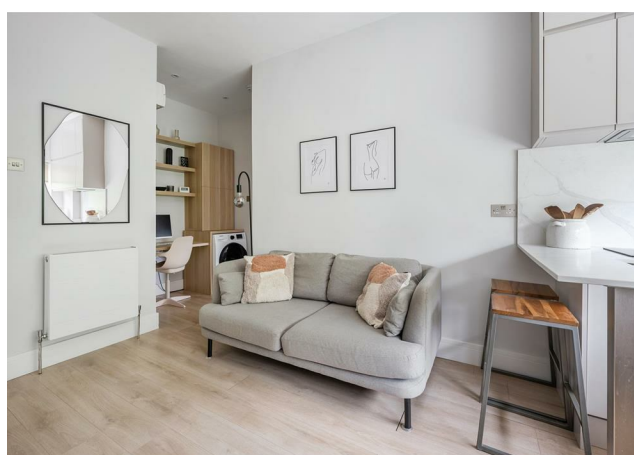
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IF YOU LIVED HERE...

You will love how space inside this lovely apartment has been maximised to make the most of all floorspace. Your large, open plan living / dining space has floor to ceiling sleek kitchen cabinets nestled into one corner, as well as a super stylish breakfast bar for an 'eat-in' kitchen experience.

There is ample space for a sofa and other lounge furniture here, and the large window and carefully curated colour palette enhances this sense of light and space. The current owner has created a clever study / utility area by utilising hallway space. You have a large double bedroom and this spotless flat is completed by a chic bathroom, with floating vanity sink and large walk-in shower.

Out and about you've got some super amenities nearby in the shape of George Lane and Wanstead High Street, both have a wonderful mix of high street and independent stores to explore and you're less than a mile away from the Odeon cinema in South

Woodford. We recommend sampling the delicious French food at Provender, or for a real taste of the East End head to Robins Pie and Mash.

WHAT ELSE?

- An added bonus to this already lovely apartment is that it is offered chain free, easing some of the stress of purchase.
- Getting around London will be a breeze with two Central Line stations within a 10 minute walk from your doorstep. From here you have easy access to the City, West End and further afield.
- For lovely green space, you're super close to the expanse of Leyton Flats and Hollow Ponds, perfect for a lovely sunny weekend walk.



A WORD FROM THE OWNER...

"When buying this flat, I loved the locality to both Wanstead High Street and South Woodford's George Lane, enjoying the farmer's markets and Christchurch Green. For me, the flat is perfect for getting to work in the city via Snaresbrook Station but still being within walking distance to plenty of green space, including the green views from the bedroom and kitchen windows."

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