



WHERE STANDARDS MATTER

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Hermon Hill, Wanstead, E11

SPENCER MUNSON are pleased to offer this well presented one bedroom ground floor conversion, Situated close to the popular village atmosphere of Wanstead, Walking distance of Snaresbrook and Wanstead Central Line Underground Station offering easy access to the city (Stratford in 15 minuets and Liverpool Street in 20 minuets) as well as local amenities , Offered on a unfurnished basis and available now. The property boasts a large living room with open plan fitted kitchen. Single glazed character sash windows in bedroom and living room. Wooden flooring throughout. CALL SPENCER MUNSON TO ARRANGE YOUR VIEWING! EPC rating D Council Tax Band B

Rent: £1,395 - Monthly



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Reception 1
5.65m (18'6) x 3.4m (11'2)



Bedroom
2.76m (9'1) x 6.32m (20'9)



Shower Room
1.48m (4'10) x 1.78m (5'10)



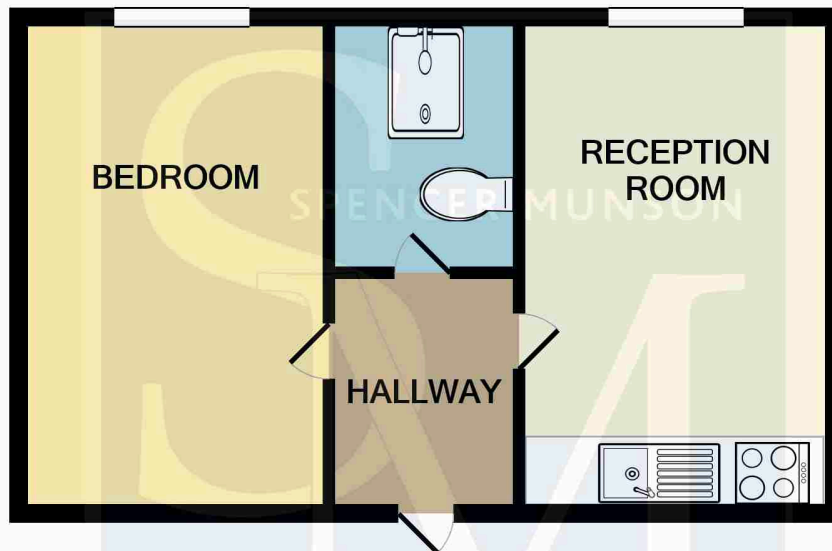
Kitchen



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		79
55-68 D	57	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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