



WHERE STANDARDS MATTER

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Trafalgar Place, Hermon Hill, Wanstead, E11

Spencer Munson are pleased to offer for sale this well-presented one-bedroom ground floor Maisonette located in Trafalgar Place. The property is ideally situated within close proximity to Snaresbrook Tube Station and Wanstead High Street, offering excellent shopping and transport links in London. This leasehold property features a spacious living area, a fitted kitchen is finished with marble worktops, a large double bedroom and a modern shower room. Further benefits include double glazing, private entrance, private garden and a allocated parking space . The property is offered with no onward chain and is an ideal investment opportunity to be purchased. Internal viewing is highly recommended. EPC Rating D Council Tax band C Leasehold Details : Over 900 Years left on the lease Ground Rent £100 p/a Zero Service charge

Asking Price £275,000



Trafalgar Place, Hermon Hill, Wanstead, E11**Reception 1**

3.91m (12'10) x 2.95m (9'8)

Reception 1

**Kitchen**

3.91m (12'10) x 1.83m (6')

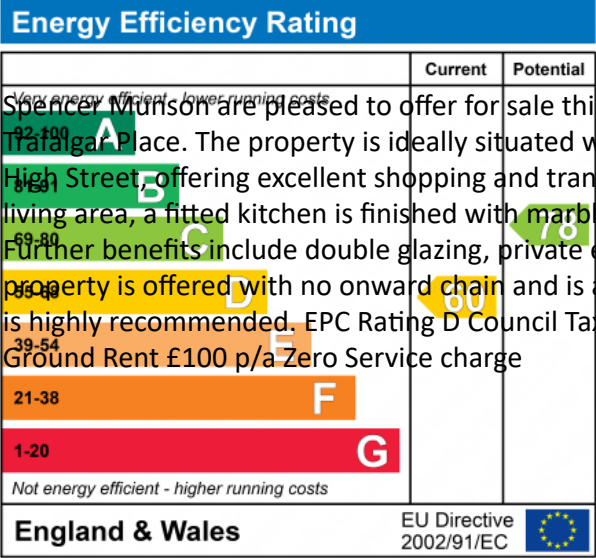
**Bathroom**

2.82m (9'3) x 1.98m (6'6)



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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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