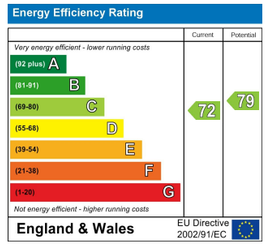


Upper Ground Floor

Total Area: 36.1 m² ... 389 ft²

All measurements are approximate and for display purposes only





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HERMON HILL, LONDON

£1,700 Per Calendar Month

1 Bed Flat

Features:

- One Bedroom Flat
- Upper Ground Floor
- High Ceilings
- Period Conversion
- Separate Kitchen
- Shared Garden with Direct Access
- Off Wanstead High Street
- Short Walking Distance to Station
- Parking Permit Only

Set between Epping Forest, South Woodford and Wanstead, this beautifully designed one-bedroom upper ground-floor apartment occupies a striking period building. Bright, spacious and full of character, it blends timeless charm with contemporary comfort, featuring high ceilings, a separate kitchen, a generous reception room and lovely communal grounds.

The location is a real highlight, with Epping Forest just around the corner and the independent shops, cosy pubs and restaurants of Wanstead and South Woodford within easy reach. Snaresbrook station is also a short walk away, providing convenient Central line connections.

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IF YOU LIVED HERE...

With almost 400 square feet of space, this bright and beautiful apartment makes the most of every inch. Thoughtful decor and large window create an airy, elegant feel in the reception room, while the charming mantelpiece and column radiator add a lovely touch of period character.

The separate kitchen is equally well considered, with smart cabinetry, warm timber worktops and high-spec appliances complementing the home's heritage features.

The bedroom is a generous double, complete with soft carpeting and a calm, restful feel. Meanwhile, the sleek modern bathroom features marble-effect tiling and an overtub shower.

Outside, peaceful communal grounds provide a lovely spot to unwind, while the delights of nearby Wanstead are just a short stroll away. From horse riding and farmers' markets to leafy parks and welcoming pubs, there's plenty to enjoy. The village-like atmosphere comes with excellent city connections too, with Snaresbrook station within easy walking distance for Central line journeys into the heart of London.

Local favourites include La Bakerie for coffee, Provender and The Cardamom Room for dinner, and Tiffin Tin or Luppolo for an easy takeaway. South Woodford's wider amenities, including M&S, Waitrose and the Odeon cinema, are also close at hand, with Leyton and Walthamstow easily accessible.



What else?
- For drinks with a view, The Sir Alfred Hitchcock Hotel - a nod to the area's most famous former resident - is a hearty stroll across Hollow Ponds. The excellent Arte e Pasta now operate the kitchen.
- Drivers will appreciate the off-street parking and convenient North Circular access, far enough away to keep things peaceful.
- Excellent sports facilities are available at the nearby Sylvestrian Centre within Forest School, open to the public via membership.

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Reception Room
12'11" x 11'3"

Kitchen
6'6" x 6'6"

Bathroom
8'10" x 4'11"

Bedroom
13'0" x 9'11"

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