



Bedroom  
12'3" x 8'11"

Bedroom  
10'1" x 7'11"

Reception  
15'7" x 14'6"

Balcony

Bedroom  
9'6" x 14'6"

WC

Shower Room

Kitchen  
9'6" x 13'9"

Total Area (Excluding Balcony): 77.0 m<sup>2</sup> ... 829 ft<sup>2</sup>

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		71	80
		EU Directive 2002/91/EC	



## HERMITAGE WALK, SOUTH WOODFORD

Offers In Excess Of £425,000 Leasehold  
3 Bed Flat



### Features:

- Spacious Three Bedroom Apartment
- Chain Free & With Long Lease On Completion
- South West Facing Balcony
- Newly Decorated Throughout
- Plenty Of Storage
- Quiet Cul-De-Sac Setting
- Short Distance To Snaresbrook Station
- Close To Wanstead High Street

A spacious three bedroom apartment set within a quiet cul-de-sac in South Woodford, just a short distance from Snaresbrook Station and within easy reach of Wanstead High Street. With leafy surroundings, useful local amenities and excellent green spaces nearby, this is a calm, well-connected spot to settle into.

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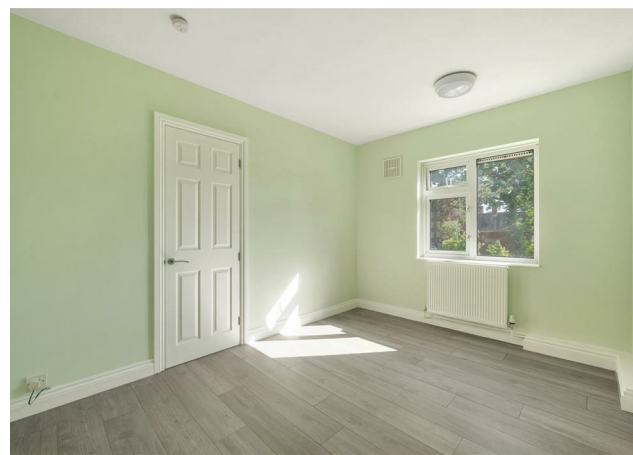
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**IF YOU LIVED HERE...**

Set on the first floor, the apartment opens into a generous hallway with plenty of built-in storage, giving you useful space for coats, shoes and everyday essentials. The home has been newly decorated throughout, with soft green walls and clean, neutral flooring creating a fresh and welcoming feel from room to room.

The reception room is bright and well proportioned, with a feature fireplace adding a little character and a door opening directly onto the south-west facing balcony. It is a lovely spot for morning air, evening light or a few pots and planters. The separate kitchen is neatly arranged with white cabinetry, tiled flooring and space for freestanding appliances, while the layout keeps the living space calm and uncluttered.

All three bedrooms are arranged off the hallway, giving the apartment a practical and easy flow. The main bedroom is generous in size, with two further comfortable bedrooms offering flexibility for children, guests, working from home or hobbies.

There is also a modern shower room and a separate WC, ideal for busy mornings. Offered chain free and with a long lease on completion, this is a well-kept home with over 800 sq ft of living space.

**WHAT ELSE?**

- Snaresbrook Station is a short distance away, offering Central line connections into Liverpool Street, the City and the West End.
- Wanstead High Street is close by for cafés, restaurants, independent shops and everyday essentials, with a lovely neighbourhood feel.
- Epping Forest and Hollow Ponds are both nearby, giving you plenty of open green space for weekend walks, runs and fresh air.



**A WORD FROM THE EXPERT...**

"As a long-time resident and Manager of our South Woodford office, I can say this area captures the best of London living. It offers leafy surroundings, a warm community and great local amenities while staying well connected to the City and West End. I live locally and love exploring on my mountain bike, from the River Roding to Epping Forest and Claybury Park. Having so much green space nearby makes South Woodford feel far removed from central London. Housing is varied, with Victorian, Edwardian, 1930s and modern homes to suit all lifestyles. At the centre is George Lane, home to M&S, Waitrose and independent cafés. The International Supermarket is a local gem for global ingredients, and the Odeon cinema and friendly pubs add to the community feel. For fitness, Boxx & Pause Pilates are popular. With great schools, strong transport links and a real sense of belonging, South Woodford offers an ideal city suburb balance".

TONY PLATT  
E18 BRANCH MANAGER

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