



## Hermon Hill, Wanstead

### Offers In Excess Of £535,000 Leasehold

- Two bedrooms Victorian Conversion
- Allocated parking space
- Private patio area and communal gardens
- Lower ground floor
- Private entrance
- Close proximity to High Street & station (0.2 miles)



# Hermon Hill, Wanstead

Petty Son & Prestwich are delighted to offer for sale this stunning two-bedroom lower ground floor conversion, set within an impressive brick-fronted former period residence.

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Council Tax Band: D



Rich in character, the apartment offers a subtle nod to the property’s historic past while delivering stylish, contemporary living. Set back slightly from the road on the highly regarded Hermon Hill, just moments from Wanstead High Street, the property enjoys a prime position close to an eclectic mix of shops, bars, restaurants and green spaces.

Excellent transport links are also on hand, with Snaresbrook and Wanstead Central Line stations approximately 0.2 and 0.5 miles away respectively, making this an ideal home for commuters.

The building itself has been converted into just four exclusive dwellings, with an imposing frontage enhanced by a striking box bay window. A deep front garden provides the rare advantage of an allocated off-street parking space an exceptional benefit for a property so close to Wanstead’s amenities.

Internally, the accommodation is comprised of a spacious reception room flooded with natural light from the box bay window that is framed with elegant plantation shutters. The contemporary fitted kitchen features a stylish mix of grey cabinetry, a white mono-tiled splashback and integrated appliances. The generous principal bedroom benefits from fitted wardrobes, direct access to a private patio area and a sleek en-suite shower room.

There is also a well-proportioned second bedroom and a modern, fully tiled bathroom finished with large, luxurious cream mottled tiles. Further highlights include a private entrance, gas central heating, double glazing throughout, direct access to a privately owned patio area, a large communal garden and allocated off-street parking to the front.

Lease Information: 189 years from 1 September 2010 (173 years currently remaining)  
\*Lease extension in progress awaiting registration on land registry\*  
Service Charge: £1821.66 per annum (reviewed annually)  
Ground Rent: Peppercorn  
EPC Rating: C70  
Council Tax Band: D  
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £10.00 per person.

**Reception Room/Dining Room**  
17'7 x 14'0

**Kitchen**  
9'1 x 6'1

**Bedroom**  
17'1 x 14'1

**Bedroom**  
7'1 x 9'11

**Bathroom**  
7'3 x 6'7