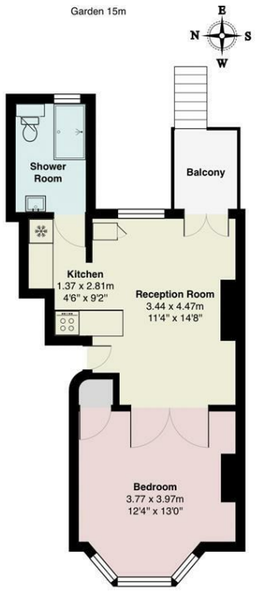
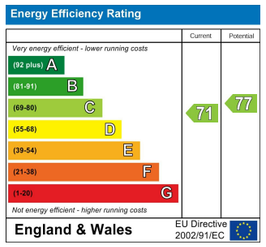


Raised Ground Floor

Total Area: 37.9 m² ... 407 ft² (excluding balcony)

All measurements are approximate and for display purposes only



E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
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HERMON HILL, WANSTEAD

£1,800 Per Calendar Month

1 Bed Flat

Features:

- One Bedroom Apartment
- Large Private Garden
- Elegantly Finished Throughout
- High Ceilings
- Herringbone Floors
- Upper Ground Floor
- Close to Snaresbrook Station
- A Short Walk to Wanstead Village
- Minutes Away from Wanstead High Street

An utterly immaculate and spacious one bedroom apartment on the raised ground floor of a striking period conversion enjoying vintage features and contemporary flourishes, plus a balcony and enchanting private garden. It's all enviably located just moments from the bustling heart of Wanstead High Street.

With its broad, sweeping avenues, plentiful green spaces, superb transport links and impressive array of eating and drinking establishments, Wanstead Village is a hugely popular destination for families and City workers alike.

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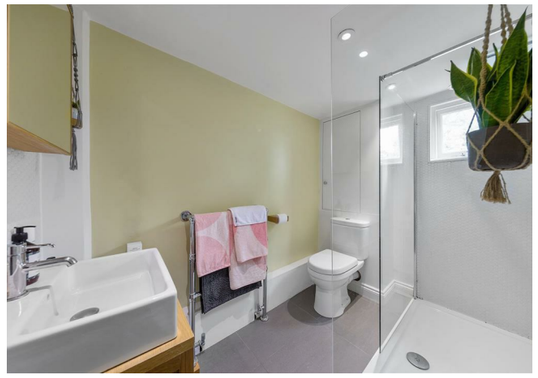

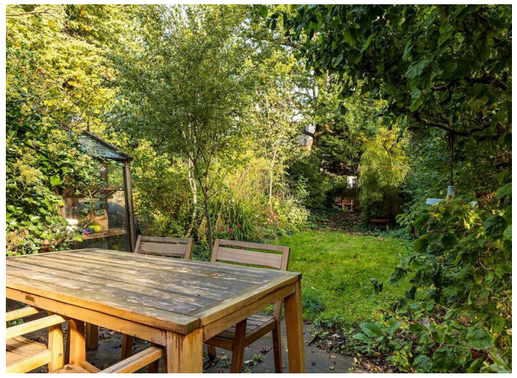

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IF YOU LIVED HERE...

You'll be stretching out in your huge 180 square foot open plan reception with exquisite herringbone timber floorboards running underfoot, a characterful period fireplace and plenty of space for dining looking leafy views. French doors open out to your balcony which in turn leads down to your glorious rear garden, home to a patio positively perfect for dining al fresco and and a lush lawn flanked by flourishing beds and ending in a shed and another seating area, all overseen by copious verdant foliage; a tranquil and private solace.

Back inside and to the right of your lounge area is the kitchen blessed with a smart white suite, sleek grey backsplash and sturdy timber countertops. Through here and your bathroom's resplendent in a huge dedicated rainfall shower cubicle, heated towel rail, mirrored cabinet and on trend Belfast sink. Lastly, your bedroom is an exceptionally generous double coming in at over 160 square feet with a bay window adorned in plantation shutters, another vintage fireplace, stately battleship grey walls and more of those covetable herringbone floorboards.

Outside and Wanstead High Street - the bustling heart of this popular East London village - is just a three minute stroll from your front door. Flanked by open green spaces and replete with a wealth of independent cafes, restaurants, foodie pubs, butchers and esoteric offerings such as Robin's Pie & Mash, you'll never have to go far to satisfy any taste or mood. The High Street is wonderful, but be sure to also explore Nightingale Lane, just around the corner from your front door and home to some lovely local foodie pubs like The Duke and Nightingale On The Green.

WHAT ELSE?

- Snaresbrook tube station is just five minutes' walk, and will whisk you directly to Stratford in three stops for the shopping mecca that is Westfield Stratford City, Liverpool Street in a mere sixteen minutes, or Tottenham Court Road in twenty five, putting both the City and the West End well within half an hour door-to-door.
- Drivers can be on the North Circular in around five minutes.
- Fancy losing yourself in nature? The tranquil blue waters of Eagle Pond and the wild wide open greenery of Epping Forest are just a seven minute walk away. You'll forget you're in London.

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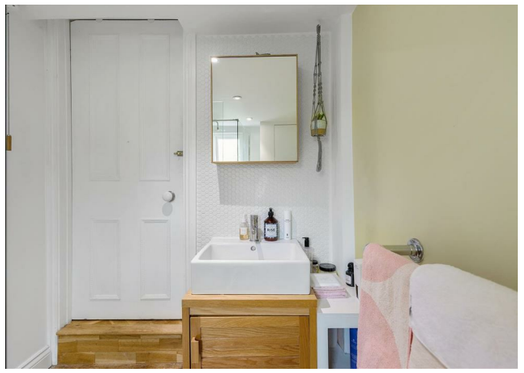

Reception Room
11'3" x 14'7"

Bedroom
12'4" x 13'0"

Kitchen
4'5" x 9'2"

Shower Room

Balcony

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