



## Hermon Hill, Wanstead

Offers In Excess Of £310,000 Leasehold - Share of Freehold

- One double bedroom
- Well-kept communal gardens
- A lease of over 900 years
- 0.2 miles from Snaresbrook station
- Top Floor Victorian conversion
- Central Wanstead
- Share of Freehold
- Chain free

*Petty Son & Prestwich are proud to offer this beautifully proportioned one double bedroom, top floor Victorian conversion. Available chain free and benefiting from a share of the freehold.*

Situated in the very heart of sought-after Wanstead, just moments from the vibrant High Street with its excellent choice of independent shops, cafés, bars and restaurants, and only 0.2 miles from both Wanstead and Snaresbrook Central Line stations, this superb home perfectly combines character, convenience and long-term appeal, making it an ideal purchase for first-time buyers and investors alike.

This charming and characterful property features a generous, light-filled lounge, a well-appointed fitted kitchen with direct access to the communal gardens via a spiral staircase, a modern bathroom complete with an over-bath shower, and a spacious double bedroom enhanced by an attractive bay window and fitted wardrobes providing excellent storage.

Offering space and an unbeatable central location, this is a fantastic opportunity to secure a home of real quality in one of East London's most desirable neighbourhoods.

EPC Rating: D57

Council Tax Band: B

Lease Information: 999 years from 7th July 2017 (990 years currently remaining)

Service Charge: £600 per annum (reviewed annually)

Ground Rent: N/A

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Bedroom

9'3" x 13'3"

Lounge

12'11" x 11'6"

Kitchen

7'6" x 6'6"



Total area: approx. 36.6 sq. metres (394.1 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Hermon Hill**