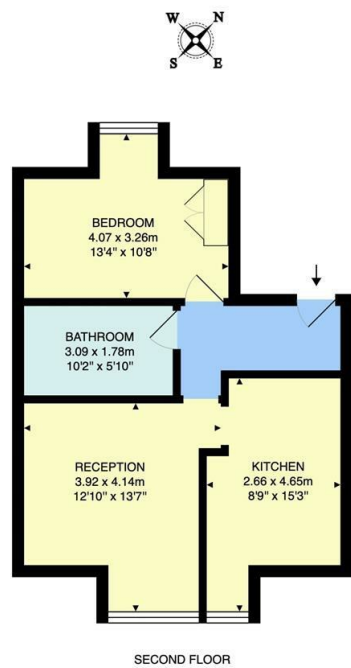
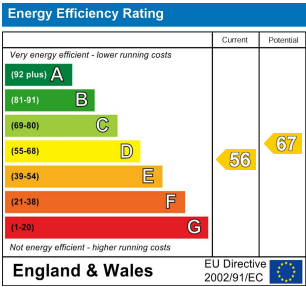




Total Area: 46.4 m² ... 499 ft²

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.



HERMON HILL, LONDON

£1,650 Per Calendar Month

1 Bed Flat



Features:

- Top Floor Flat
- One Double Bedroom
- Separate Kitchen
- Modern Decor
- Communal Garden
- Located Walking Distance to Underground
- Short Walk to Wanstead High Street
- Parking Permits Required

This lovely one bedroom apartment with a large shared garden is on the top floor of a substantial Edwardian semi detached property on a tree lined street in South Woodford. The property is within easy walking distance of the neighbourhood centres of South Woodford and Wanstead High Street, as well as two tube stations and the open green spaces of Leyton Flats and Epping Forest.

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IF YOU LIVED HERE

You'd enjoy the light and airy feel of this second floor flat, with views across the local neighbourhood. The layout maximises space and offers the best of lateral living, with the rooms arranged around a central hallway that has space for furniture to store clothes and shoes.

The large living room at the front of the property is conveniently next to the separate kitchen, with the bedroom at the quiet rear of the property and the bathroom in between. The living room has great natural light and leafy views thanks to large southeast-facing picture windows, and downlighters provide plenty of illumination. Measuring 13'7" by 12'10", there's plenty of space for a large sofa, dining table and workspace. The adjacent kitchen, connected by an open doorway, has an L-shape of fitted wall and floor cabinets with a combination of integrated and freestanding appliances.

The bedroom is a large double measuring 13'4" by 10'8" so there's ample space for a large double bed and bedroom furniture. A large wardrobe is provided, and there's space for a chest of drawers or dresser in the recess. This houses a picture window that frames extensive rooftop and garden views. The mainly tiled bathroom has a contemporary suite that comprises a bath with a shower and glass screen and a freestanding washbasin and WC.

The property is set back from the street, with a paved front garden and side access to the shared rear garden which has a large lawn and mature shrubs and trees.

The apartment is in excellent condition throughout with fresh, modern décor in subtle shades and contemporary fixtures and fittings.



WHAT ELSE?

- There are local shops just a couple of minutes' walk away along Hermon Hill and along nearby Wanstead High Street. The thriving village centre of South Woodford is just ten minutes' walk away. Here you'll find local neighbourhood independent shops, cafes and restaurants along George Lane, and high street stores including Waitrose, plus other amenities including a cinema, library and gym.
- Transport links are good. The Central Line stations at South Woodford and Snaresbrook are both within a ten minute walk and have fast direct journeys to the City (17 minutes) and the West End (26 minutes). From Snaresbrook it's also just seven minutes to the East London transport hub of Stratford.
- There are plenty of open green spaces nearby, with Leyton Flats and the Roding Valley Park less than half a mile away, and Epping Forest easily accessible.

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