

Kitchen
6'8" x 6'6"

Reception Room
15'10" x 9'6"

Bathroom
7'11" x 4'8"

Bedroom
12'4" x 11'8"

Shared Garden
65'7"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

HERMON HILL, WANSTEAD

Offers In Excess Of £330,000 Leasehold
1 Bed Flat



Features:

- Pretty One Bed Lower Ground Floor Flat
- Own Front Door
- Artfully Renovated by the Current Owner
- Modern Kitchen with Lovely Outlook
- Direct Access to the Lawned Communal Gardens
- Bespoke Wardrobes
- Wanstead Location
- Moments from the Tube

This one bedroom apartment in Wanstead is perfect for lovers of the great outdoors, with direct access to a huge communal garden and lots of parks and green spaces nearby. It's also within easy walking distance of the neighbourhood centres of Wanstead and South Woodford, and just a five minute walk from the tube station.

REQUEST A VIEWING
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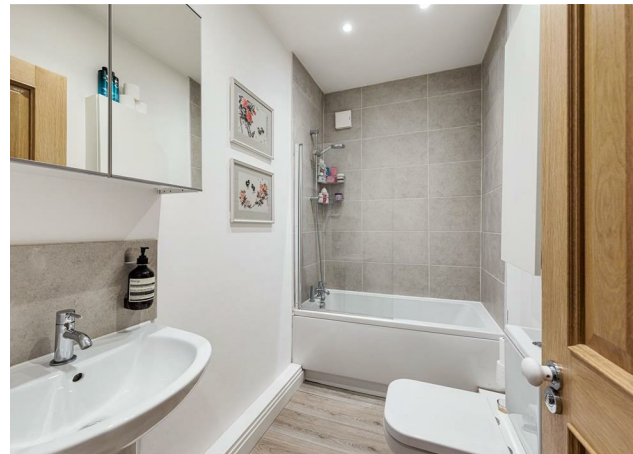
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IF YOU LIVED HERE...

You'd love the easy access of this apartment, both to its immediate surroundings and the wider area. With private entrances at the front and the rear, it's just one step out into the glorious rear garden. Twenty metres long, this huge shared space has a large lawn and mature planting that includes specimen trees. The private front entrance to the apartment is set back from the road behind a landscaped communal front garden.

The front door brings you into this completely refurbished space, with modern fixtures and fittings and mainly white décor that maximises the sense of space and light. The hallway has doors to the living room, bedroom, and bathroom. The kitchen lies beyond the living room and has a door to the garden.

The living room has a timeless feel, with a central chimney breast and fitted shelves in the alcoves to each side, and an open doorway to the kitchen that creates an easy flow and an open plan ambience. A window with lovely garden views provides a focal point and plenty of natural light. The galley kitchen is a smart space, with white handleless wall and floor cabinets, discreet integrated appliances and great light and garden views from a window above the sink and a half glazed door that opens onto the garden. The double bedroom is a serene space with elegant period proportions, a large west-facing bay window, and bespoke fitted wardrobes. It easily accommodates a large double bed and bedroom furniture. The bathroom is a good size and is fitted

with a bath with a mixer shower, and a contemporary washbasin and WC. It's partly tiled and illuminated by downlighters. There's plumbing for a washing machine in a convenient nook just outside the door, in the hallway. Overall, this is a thoroughly modern apartment in a great setting.

WHAT ELSE?

- The location is convenient for the centres of both Wanstead and South Woodford, where you'll find a wide range of local independents, high street stores, and a selection of supermarkets.

- Transport links are excellent. It's just five minutes on foot to Snaresbrook station, where the Central Line has fast direct trains to Stratford, the City, and the West End.

- There are plenty of large and small green spaces nearby. Memorial Green, Christchurch Green and Leyton Flats all within 10 minute walk, and the latter has numerous walking and cycling trails leading into the extensive Epping Forest.



A WORD FROM THE OWNER...

"Wanstead offers the perfect blend of greenery, village-like community spirit and accessibility across London. I have loved living on Hermon Hill, taking advantage of Wanstead's abundance of coffee shops on Sunday mornings and enjoying the plethora of parks and green spaces to walk my mini-dachshund, Ruby. The High Street has everything you need from supermarkets to independent restaurants, hairdressers to yoga studios.

Wanstead really is the best of both worlds: a London postcode with excellent connectivity, surrounded by parkland and populated by community-minded residents - and not to mention an excellent selection of pubs and bars. I can't think of a better location to have chosen my first home."

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