



CHURCHILL
estates

Hermon Hill, Wanstead

Offers In Excess Of
£500,000

Tenure : Leasehold - Share of Freehold

Floor Area : 753.47 sq ft

Local Authority : Redbridge

Council Tax Band : C

Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Churchill Estates are delighted to present this charming two-bedroom ground floor apartment, perfectly positioned just moments from Wanstead High Street.

The property features a spacious living and dining area, complete with a striking fireplace that creates a warm and inviting atmosphere. The galley-style kitchen is fitted with a range of integrated appliances combining style with practical functionality.

Both bedrooms are generously sized, with one benefiting from a mezzanine sleeping area, adding a unique and versatile feature. The modern family bathroom is beautifully designed with contemporary fixtures and a clean stylish finish.

Externally the apartment benefits from a utility area accessed via the communal landing, with practical storage and laundry space and direct access to the rear car park. A beautifully maintained communal garden adds an extra touch of charm and serenity to the property. Two parking spaces to the rear offer added convenience and security.

The property boasts a 999 year lease and a share of freehold, providing long term security and peace of mind for the new owners.

Situated on Hermon Hill, the apartment is within easy reach of Wanstead High Street and just 0.4 miles from Snaresbrook Central Line Station and 0.8 miles from Wanstead Central Line Station. Families will value the proximity to well-regarded local schools, including Nightingale Primary (0.3 miles), The Grove Montessori (0.2 miles) and Wanstead Church School (0.5 miles).

For more information or to arrange an appointment to view, please contact the office at your earliest convenience to avoid disappointment.





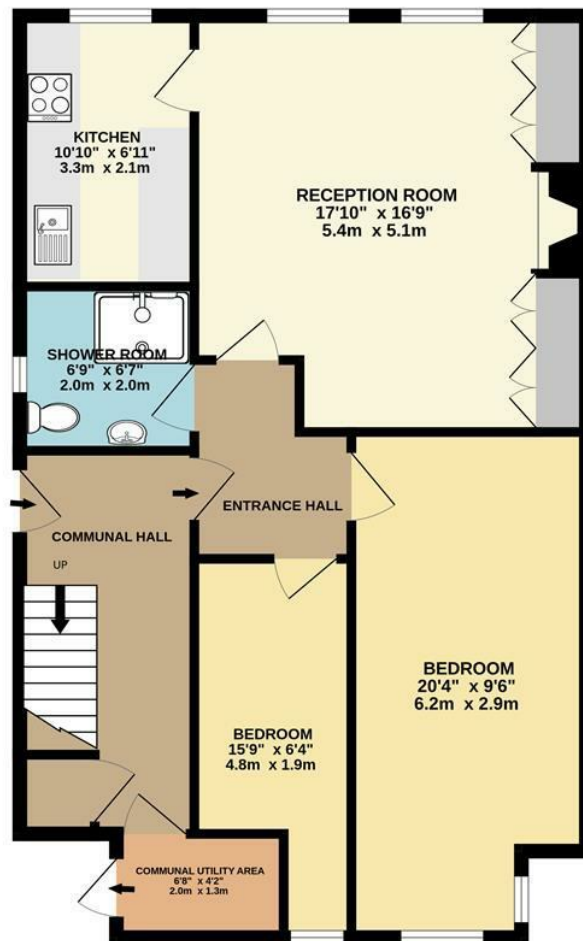


- Charming two bedroom ground floor apartment
- Spacious living and dining room with feature fireplace
- Modern family bathroom with contemporary finish
- External utility area with direct access to the car park
- Well maintained communal garden for residents use
- 999 year lease and a share of freehold
- Galley style kitchen with integrated appliances
- Versatile second bedroom with mezzanine sleeping area
- Two parking spaces to the rear
- 0.4 miles to Snaresbrook Station - 0.8 miles to Wanstead Station





GROUND FLOOR
813 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA: 813 sq.ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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To view call **020 8989 0011**

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