

Bathroom  
5'8" x 6'3"

Bedroom  
10'5" x 18'0"

Kitchen/Lounge/Diner  
17'7" x 18'6"

Balcony  
13'7" x 5'10"

Eaves Storage

Total Area (Excluding Eaves Storage & Balcony): 55.5 m<sup>2</sup> ... 598 ft<sup>2</sup>

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.



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



## HERMON HILL, WANSTEAD

Offers In Excess Of £375,000 Share of Freehold  
1 Bed Apartment - Penthouse



### Features:

- One Bedroom Flat
- Situated On The Top Floor Of A Small, Well Maintained Block
- Very Well Presented Throughout
- Open Plan Kitchen And Reception
- Private Balcony Overlooking Communal Gardens
- Underground Parking
- Lift Access
- Desirable Location Moments From Snaresbrook Station
- Stones Throw To Wanstead High Street
- Chain Free

A bright and beautifully presented one bedroom apartment set on the top floor of a small, well maintained block in the heart of Wanstead. With lift access, underground parking and a private balcony overlooking communal gardens, this chain free home is perfectly positioned moments from Snaresbrook Underground station and just a short stroll from Wanstead High Street, with its much loved cafés, restaurants and independent shops.

REQUEST A VIEWING  
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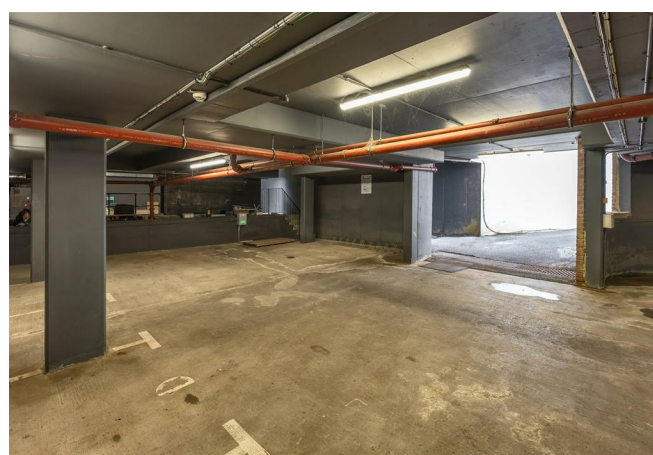
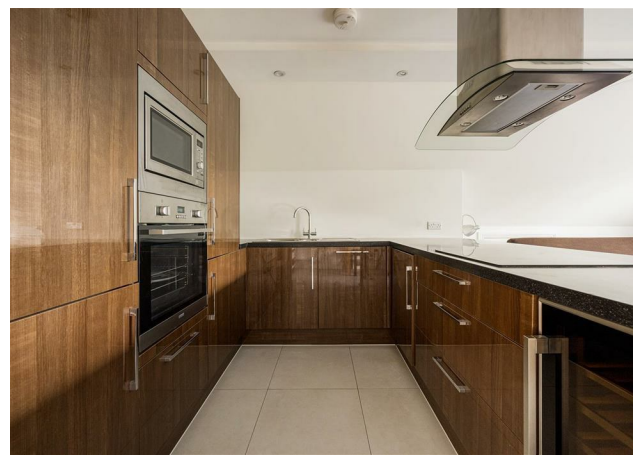
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#### IF YOU LIVED HERE...

You'd step into a welcoming hallway with useful built-in storage before moving through to the open plan kitchen and reception room, a light-filled space designed with everyday living in mind. Large windows and glazed doors draw in plenty of natural light, while the private balcony extends the room outdoors and offers leafy views over the communal gardens below. The kitchen sits neatly to one side with sleek cabinetry, integrated appliances and generous worktop space, creating an easy flow for cooking, dining and relaxing.

The bedroom is a calm and well proportioned double, finished in soft neutral tones with fitted wardrobes providing excellent storage. The bathroom is smartly finished with clean, contemporary tiling and a full-sized bath with overhead shower. Throughout, the apartment feels carefully looked after and ready to move into, with a sense of openness that works beautifully alongside the elevated top floor setting.

#### WHAT ELSE?

Snaresbrook Underground station is just moments away, offering swift Central line connections into the City and West End. Wanstead High Street is within easy walking distance, home to local favourites including Otto, The Cuckfield and Gail's Bakery. Wanstead Flats and Epping Forest are both nearby, offering wide open green spaces for weekend walks and morning runs. The apartment comes with underground parking, a rare and welcome addition in such a well connected location. Lift access and well maintained communal areas make day-to-day living here feel especially easy and convenient.



#### A WORD FROM THE EXPERT...

"Being a country girl at heart, for me Wanstead is the perfect blend of village/city living. With excellent transport links into the city, I often meet up with friends to explore the wonders of London. But I also enjoy going for long, leafy walks with Hollow Ponds and Wanstead Park on my doorstep. I was first attracted to Wanstead by its charming High Street, lush green spaces and choice of excellent schools. Since moving here, I have discovered some new favourites — for breakfast La Bakerie, lunch at Otto and The Duke for the best roast around. I love to stay active, and here in Wanstead you have lots to choose from. From organised yoga at Christ Church Green, personal training sessions at Target Fit or jogging around the various nature trails of Epping Forest. There is a great sense of community here in Wanstead, with informative Facebook groups, street parties, a monthly farmers' market and the local jumble trail. I have made many friends locally, there is a genuine community spirit here and I am proud to call Wanstead my home."

KYLI CLAYTON  
E11 ASSISTANT BRANCH MANAGER

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