

Total Area: 74.9 m² ... 806 ft² (excluding patio, storage)
All measurements are approximate and for display purposes only.

Kitchen
9'10" x 9'5"

Bathroom

WC

Bedroom
14'7" x 9'3"

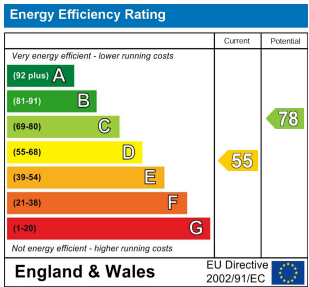
Reception Room
15'5" x 11'0"

Patio
12'4" x 4'11"

Bedroom
9'8" x 8'0"

Bedroom
11'6" x 8'10"

Storage
6'0" x 4'5"



HERMITAGE WALK, SOUTH WOODFORD

Offers In Excess Of £425,000 Leasehold
3 Bed Flat



Features:

- Three Bedroom Apartment
- South-West Facing Private Terrace
- New Kitchen & Bathroom
- Just Over 800 sqft
- Ground Floor
- Outdoor Storage Shed
- Immaculately Presented
- Edge of Epping Forest
- Close to Wanstead High Street
- Nearby Snaresbrook Station

Set on the edge of Epping Forest and just moments from the buzz of Wanstead High Street, this immaculately presented ground floor apartment offers over 800 square feet of thoughtfully arranged living space. With three well-proportioned bedrooms, a stylish new kitchen and bathroom, and the added bonus of a south-west facing private terrace, it balances comfort and convenience beautifully. An outdoor storage shed adds practicality, while the location places you within easy reach of Snaresbrook Station and the area's green spaces, cafés, and shops. A rare find in a well-connected yet peaceful setting.

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IF YOU LIVED HERE...

Positioned within a well-kept red brick development, this ground floor home is surrounded by mature trees and landscaped communal gardens that bring a sense of calm to the setting. Step into a bright hallway with wood flooring and white walls that create a clean, welcoming backdrop. Multiple built-in cupboards are neatly integrated to keep things organised.

The reception room is generously proportioned, with a natural flow between dining and lounging areas and a wide window that floods it with light. Glazed doors lead directly onto a private south-west facing patio, framed by greenery and perfect for al fresco moments. The kitchen is beautifully finished with deep-toned cabinetry, warm wooden worktops and tiled walls. It's a well-considered and inviting space to cook, relax or entertain.

There are three bedrooms in total, each offering its own sense of quiet comfort. The largest is a well-sized double with soft light from a wide window. The second bedroom also fits a double, complemented by carpet underfoot and a built-in cupboard. The third is equally versatile, ideal as a guest room, study or nursery, with a peaceful garden outlook and built-in storage.

The bathroom combines classic styling with a crisp, modern finish, featuring white

brick-style tiles, monochrome flooring and a full-size bath with an overhead rainshower. Polished details and bold accents bring character and cohesion to the space, creating a luxurious yet understated setting to unwind in comfort. The WC is positioned separately for added convenience. Completing the picture is a private outdoor storage unit, perfect for bikes, tools or seasonal extras.

The surrounding area blends green spaces, a welcoming community feel and a variety of independent spots to enjoy. A short stroll brings you to Eagle Pond and the fringes of Epping Forest, ideal for weekend walks or a quiet moment among the trees. For coffee and brunch, Bobo & Wild is one of several popular cafés along vibrant Wanstead High Street, where you'll also find a mix of shops, local pubs and everyday essentials. Toby Carvery is a familiar favourite nearby, while George Lane offers more cafés, high street names and The George pub. Families have access to numerous well-regarded schools, including Snaresbrook Primary School just over five minutes away on foot.

WHAT ELSE?

Snaresbrook Station is within easy reach, offering direct access to the Central Line for swift connections into the City and beyond. The area is also well served by local bus routes, linking you to nearby areas like Wanstead, South Woodford, Leytonstone and Walthamstow for easy travel across East London.



A WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets — M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese takeaway Sakura, and newly opened independent cafe Bobo & Wild. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON
E18 ASSISTANT MANAGER

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