



WHERE STANDARDS MATTER

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Hermon Hill, Wanstead, E11

SPENCER MUNSON are pleased to offer this Large ground floor studio flat situated on Hermon Hill, perfect for a single professional. This delightful apartment comprises of a large living space with doors out to a PRIVATE GARDEN. Kitchen including hob and microwave and a washing machine. Good sized bathroom with shower cubical. Located within a short walk of Wanstead high street with its shops bars and restaurant and Snaresbrook station offering easy access into the city (Stratford in 16 minutes and Liverpool Street in 22 minutes). Available now on an unfurnished basis.

EPC Rating: E / Council Tax band A

Rent: £1,250 - Monthly



Hermon Hill, Wanstead , E11

Reception 1
5.3m (17'5) x 4.5m (14'9)
Reception 1



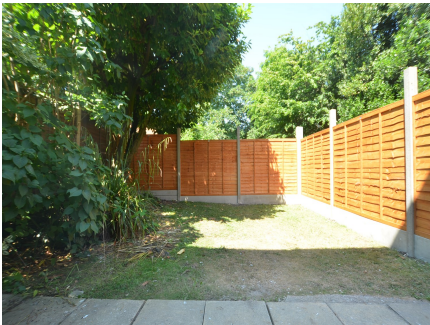
Bathroom
2.2m (7'3) x 1.9m (6'3)



Kitchen



Private Garden

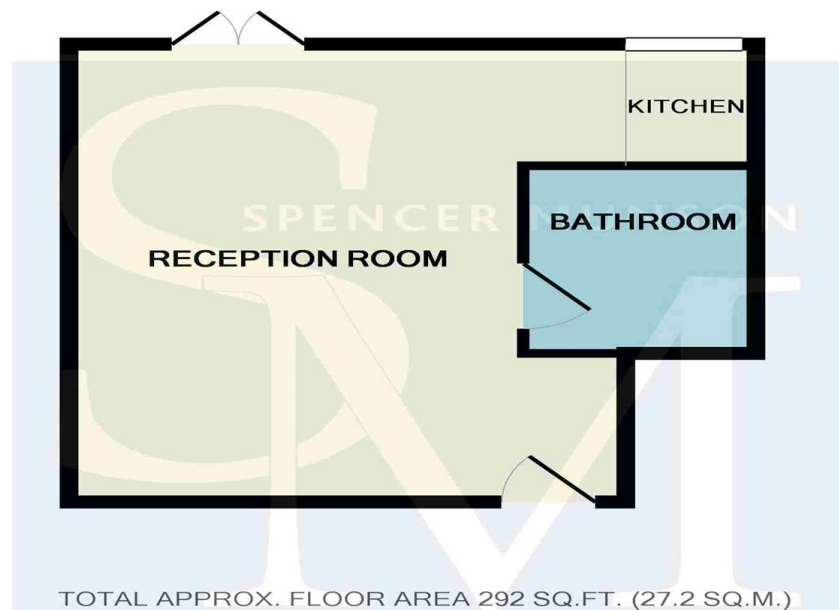


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		77
55-68 D		
39-54 E	50	
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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
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