



## Hermon Hill, Wanstead

Asking Price £325,000 Leasehold - Share of Freehold

- One double bedroom
- Raised ground floor
- Well-kept communal gardens
- 0.2 miles from Snaresbrook station
- Victorian conversion
- Contemporary bathroom and kitchen
- Central Wanstead
- Chain free

*Petty Son and Prestwich are delighted to offer for sale this beautifully presented, one double bedroom, period conversion set in Central Wanstead.*

This home is exceptionally close to the highly sought after High Street, with its array of shops, bars, restaurants, and parks, as well as being just 0.2 miles from Sharnbrook and 0.5 miles to Wanstead Central Line stations. Hermon Hill is renowned for being lined with stunning Victorian properties and when approaching this beautifully maintained conversion, the impressive brick frontage and stunning bay windows do not disappoint!

The home is in good condition throughout, ensuring the new owners can move straight in, unpack, and relax.

The accommodation is comprised of a large bedroom flooded with natural light thanks to the large bay window. There is also a lounge/dining room with views over the rear garden, a classic crisp white bathroom with an overhead shower and impressive marble wall tiles and a contemporary kitchen that leads out a small balcony area and down to the large, well-kept communal garden.

EPC Rating: C72

Council Tax Band: B

Lease Information: 999 years from 7th July 2017 (991 years currently remaining)

Service Charge: £600 per annum (reviewed annually)

Ground Rent: N/A

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Reception Room

12'10" x 11'3"

Kitchen

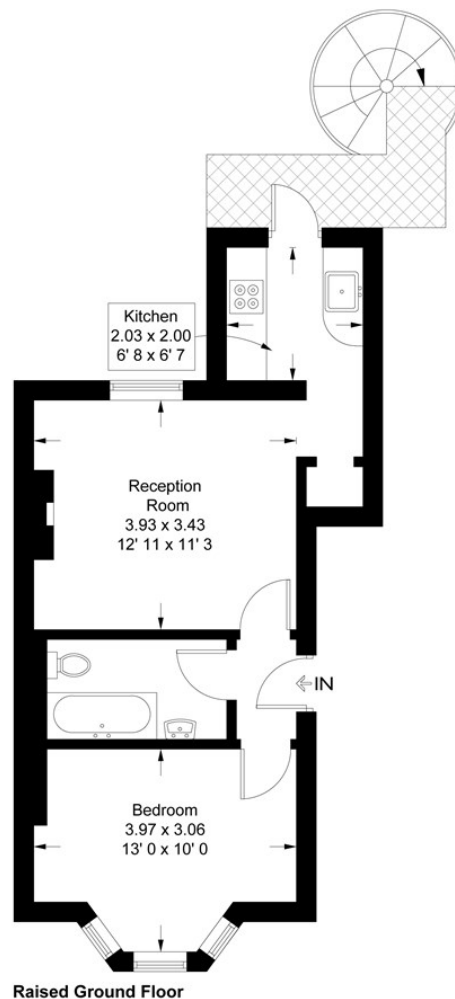
6'7" x 6'6"

Bedroom

13'0" x 10'0"

### Hermon Hill

Approximate Gross Internal Area = 405 sq ft / 37.6 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.