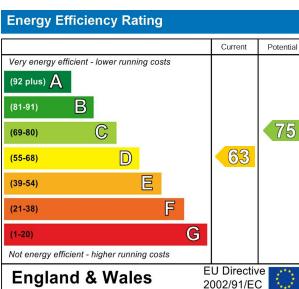


Upper Ground Floor

Total Area: 54.4 m<sup>2</sup> ... 586 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



## HERMON HILL, WANSTEAD

Offers In Excess Of £325,000 Leasehold  
1 Bed Flat



### Features:

- Spacious One Bedroom Flat
- Situated On The Upper Ground Floor Of A Striking Double Fronted Building
- Bright Bay Fronted Bedroom
- Chain Free
- Designated Off Street Parking Space
- Desirable Location Close To Wanstead High Street
- Short Walk To Both Snaresbrook and Wanstead Stations

Set within an elegant double-fronted period building, this upper ground floor flat presents a spacious one bedroom home where the wide bay window enhances the sense of light and proportion. The layout is bright and well-balanced, offering a comfortable base with scope to make it your own. A communal garden area provides a pleasant outdoor retreat, adding to the overall appeal. Offered chain free, the property enjoys a desirable location close to the independent shops and eateries of Wanstead High Street, with Snaresbrook Station only a short walk away for convenient Central line connections.

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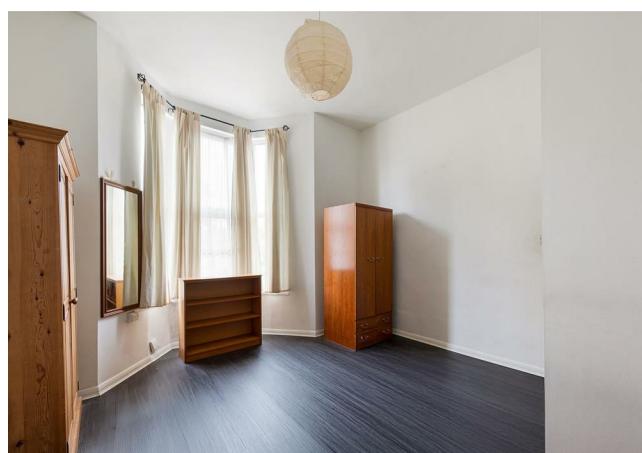
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#### IF YOU LIVED HERE...

This upper ground floor home forms part of a handsome period building, distinguished by tall fronted windows, elegant detailing and a grand central staircase leading up to the entrance. The façade, finished in crisp tones, blends traditional character with a sense of balance and charm. Inside, the hallway leads into a spacious reception room, where high ceilings and a large window bring a wonderful flow of natural daylight. The open arrangement allows for both living and dining areas, with wood flooring and neutral décor providing a timeless canvas. From here, the kitchen is reached, brightened by leafy views from its window. Its straightforward layout and understated design offer ample opportunity for personal touches and future styling.

Generously proportioned, the bedroom is enhanced by a wide bay window that fills the space with light. Neutral walls and contrasting dark flooring create a versatile foundation for a range of design ideas. Finished in a combination of light and dark tones, the bathroom includes a bath with overhead shower and offers a clean, functional layout ready to be shaped to taste.

Beyond the interiors, residents benefit from a communal garden framed by mature trees. This natural outlook provides a sense of calm and a pleasant

green backdrop, adding to the appeal of this well-situated home. The area surrounding the property offers a lively yet relaxed atmosphere, with Wanstead High Street close by for a wide choice of independent cafés, restaurants and traditional pubs. Local favourites include Bobo & Wild, known for its modern brunches, and Luppolo Pizza with its wood-fired creations, while The Cuckfield provides a welcoming setting for drinks. For a more classic option, Toby Carvery is also within easy reach. Green open spaces are equally accessible, with Eagle Pond set beside Leyton Flats and the wider stretches of Epping Forest nearby, offering an ideal escape for peaceful walks, wildlife spotting, or simply enjoying time outdoors.

#### WHAT ELSE?

Snaresbrook Station is just around a five minute walk, placing the Central line within easy reach for direct journeys into the City and West End. The area is also well served by local bus routes, providing convenient links to neighbouring areas such as Wanstead, Leytonstone and Walthamstow. With both Underground and bus connections close at hand, travel across East London and beyond is simple and accessible.



#### 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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