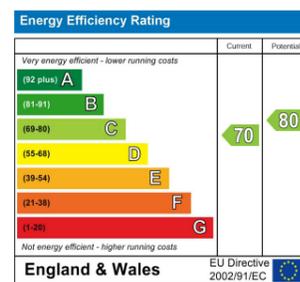




Raised Ground Floor

Total Area: 52.4 m<sup>2</sup> ... 564 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## HERMON HILL, WANSTEAD

£1,950 Per Calendar Month  
 2 Bed Apartment - Conversion



### Features:

- Victorian Conversion
- Two Bedrooms
- Raised Ground Floor
- Communal Gardens
- Close to Snaresbrook Station
- Good Decorative Order
- Close to Wanstead High Street
- Driveway
- Minimum 12 Months Tenancy

Welcome to this beautifully presented two-bedroom home, spanning 564 sq ft, on the raised ground floor of a stunning Victorian brick building. Boasting its own driveway for off-street parking and generous communal gardens, this property combines convenience with charm. Ideally located close to the amenities of Wanstead High Street, which offers a unique village feel, and within easy reach of Snaresbrook station on the Central Line, this home ensures effortless access to both the City and the West End.

REQUEST A VIEWING  
 0203 397 2222

**E11, E7, E12 & E15**  
 hello11@stowbrothers.com  
 0203 397 2222

**E4 & N17**  
 hello4@stowbrothers.com  
 0203 369 6444

**E17 & E10**  
 hello17@stowbrothers.com  
 0203 397 9797

**E18 & IG8**  
 hello18@stowbrothers.com  
 0203 369 1818

**E8, E9, E5, N16, E3 & E2**  
 hellohackney@stowbrothers.com  
 0208 520 3077

**New Homes**  
 newhomes@stowbrothers.com  
 0203 325 7227

**Investment & Development**  
 id@stowbrothers.com  
 0208 520 6220

**Property Maintenance**  
 propertymanagement@stowbrothers.com  
 0203 325 7228

STOWBROTHERS.COM  
 @STOWBROTHERS



IF YOU LIVED HERE...

The reception room, spanning a generous 174.72 sq ft, is the first to greet you on the ground floor. Beautiful oak floorboards flow throughout, while three windows dressed with stylish plantation shutters allow natural light to fill the space, maintaining both brightness and privacy. A built-in bookcase with a storage cupboard beneath adds a touch of timeless practicality, making this room both inviting and functional.

The kitchen is a stunning blend of modern style and functionality. Cream cabinetry provides ample storage, complemented by integrated appliances, for a seamless look. A Pale aqua metro-tiled splashback beautifully offsets the warm wooden work surfaces, creating a space that's both practical for cooking and pleasing to the eye.

Both bedrooms are bright, light-filled spaces that benefit from the warm glow of afternoon and evening sunlight. The larger bedroom, at 96.80 sq ft, features a bank of built-in wardrobes, ensuring plenty of storage while keeping things

uncluttered and serene.

The bathroom is elegantly tiled in crisp white, complemented by a cohesive black tiled frieze that is mirrored in the bath panelling for a seamless look. A glazed bath and shower combination offers the flexibility of indulgent soaks or quick refreshes, while a large mirror enhances the sense of space. Additionally, a louvred-door cupboard provides practical storage for towels and other essentials, keeping the area tidy and functional.

Step outside to a generous communal garden oasis, laid to a lush lawn and surrounded by mature planting and plenty of seating. This well-loved and meticulously maintained space is perfect for unwinding in the fresh air or socialising with neighbours, offering a tranquil escape from the hustle and bustle.

WHAT ELSE?

- Wanstead High Street buzzes with a vibrant array of bars, award-winning restaurants, boutiques, and local amenities, - you'll even find a greengrocer,



A WORD FROM THE EXPERT...

"When I decided to move to Forest Gate a few years ago, I was drawn by the great housing stock, the green spaces of Wanstead Flats and the friendly, up-and-coming vibe of independent boutiques, eateries, and bars. I've spent many a happy weekend walking on the flats and in Wanstead Park. Often, I'll finish up with an all-trimmings roast at The Holly Tree or perhaps a fantastic curry from The Wanstead Kitchen. After living here for a while, you really start to feel happy and settled. I love the arty, independent feel of Forest Gate, and I get the impression I'm not the only one — it's something all the locals nurture and support."

JOSEPH EARNSHAW  
E7 BRANCH MANAGER

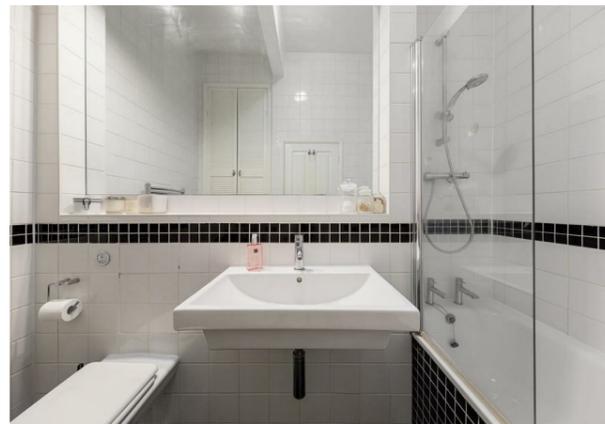
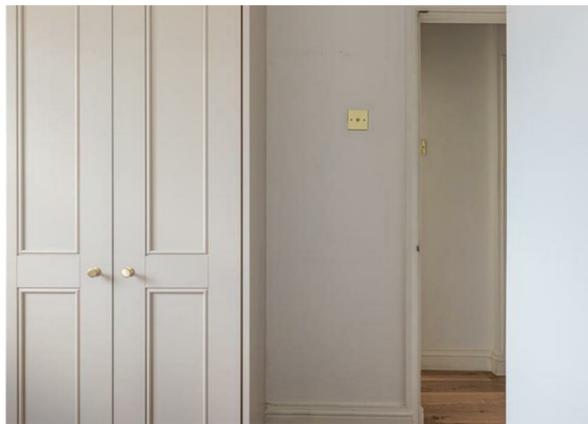
REQUEST A VIEWING  
0203 397 2222

FOLLOW US ➔ @STOWBROTHERS  
STOWBROTHERS.COM



REQUEST A VIEWING  
0203 397 2222

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM



**Reception Room**

15'4" x 13'9"

10'4" x 8'2"

**Bathroom**

8'5" x 5'6"

**Kitchen**

7'6" x 7'4"

**Bedroom**

11'0" x 8'7"

**Bedroom**

REQUEST A VIEWING  
0203 397 2222



FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM