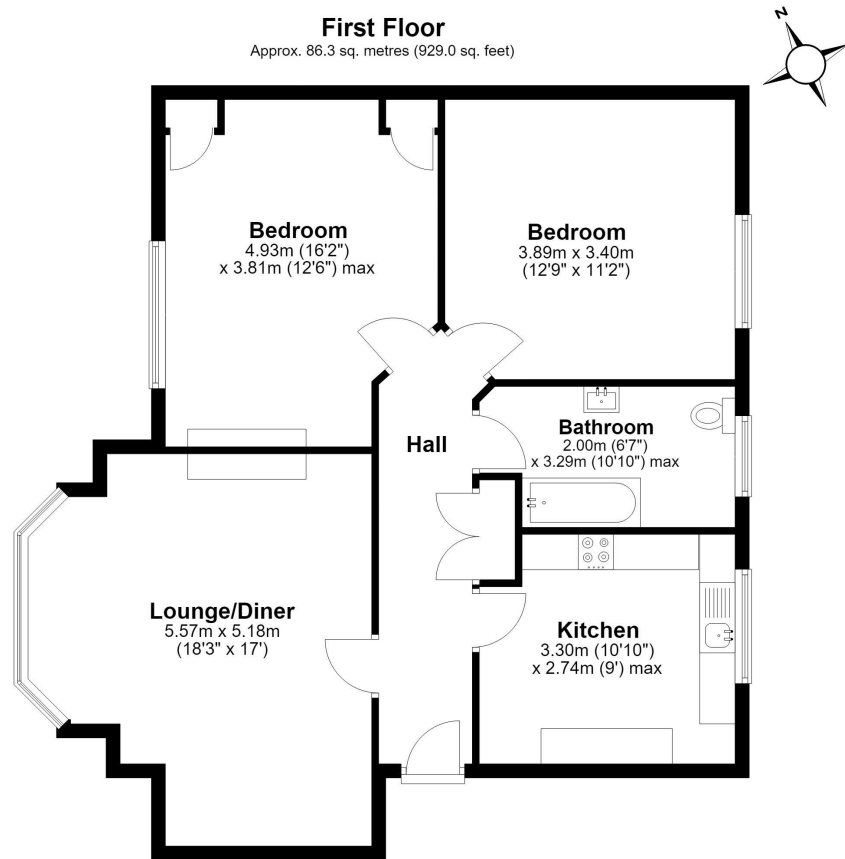




Total area: approx. 86.3 sq. metres (929.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
© @modephoto.uk | www.modephoto.co.uk
Plan produced using PlanUp.

Eagle Court



Hermon Hill, Wanstead

Asking Price £500,000 Leasehold - Share of Freehold

- Two double bedrooms
- Stunning condition throughout
- Communal gardens
- Communal parking
- First floor apartment
- Sought after development
- 0.4 miles to Snaresbrook station

Hermon Hill, Wanstead

Petty Son & Prestwich are delighted to offer for sale this exceptional two double bedroom first floor apartment, presented in truly show home condition and enviably located just half a mile from Wanstead High Street.

 2

 1

 1

 C

Council Tax Band: D



Forming part of the highly regarded Eagle Court development, this elegant residence occupies a prime position only 0.4 miles from Snaresbrook Central Line Station and the vibrant amenities of Wanstead High Street, celebrated for its eclectic mix of independent boutiques, cafés, restaurants and bars. Set within an attractive mock-Tudor development with beautifully maintained communal gardens and ample residents' parking, the apartment perfectly balances timeless period character with refined contemporary styling. Beautiful original solid wood parquet flooring, picture rails and sympathetic double-glazed windows combine to create a home of exceptional charm and elegance.

A welcoming entrance hall leads to the impressive principal reception room, where the parquet flooring continues seamlessly throughout. Flooded with natural light from a large bay window, this inviting space centres around an attractive fireplace, complemented by bespoke full-height shelving to either side, creating a stylish and practical focal point.

The beautifully appointed Shaker-style kitchen has been thoughtfully designed, combining painted eggshell cabinetry with striking cream herringbone splashback tiles and rich dark grey worktops to create a sophisticated yet timeless finish. Integrated appliances include an oven, fridge/freezer and dishwasher, making the space as practical as it is stylish.

Both bedrooms are doubles, with the impressive principal bedroom featuring an elegant decorative archway and fitted wardrobes to either side, while still offering ample space for additional furniture if desired.

The bathroom is simply stunning and perfectly complements the apartment's period aesthetic. A luxurious roll-top bath with elegant gold feet takes centre stage, beautifully paired with soft blush pink tiling, crisp white painted walls, bronze fittings and rich grey cabinetry. An overhead shower, generous storage and exquisite attention to detail complete this exceptional space.

Presented in immaculate condition throughout, this

remarkable apartment offers an abundance of character, seamlessly blending original features with high-quality contemporary finishes to create a truly special home. The property is further enhanced by a share of the freehold.

Lease Information: 999 years from 25th March 1995 (968 years currently remain)
Service Charge: £1700 per annum (reviewed annually)
Ground Rent: Peppercorn
EPC Rating: C73
Council Tax Band: D
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room
18'3" x 16'12"

Kitchen
10'10" x 8'12"

Bedroom
16'2" x 12'6"

Bedroom
12'9" x 11'2"