



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 on the 7th September 2026 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

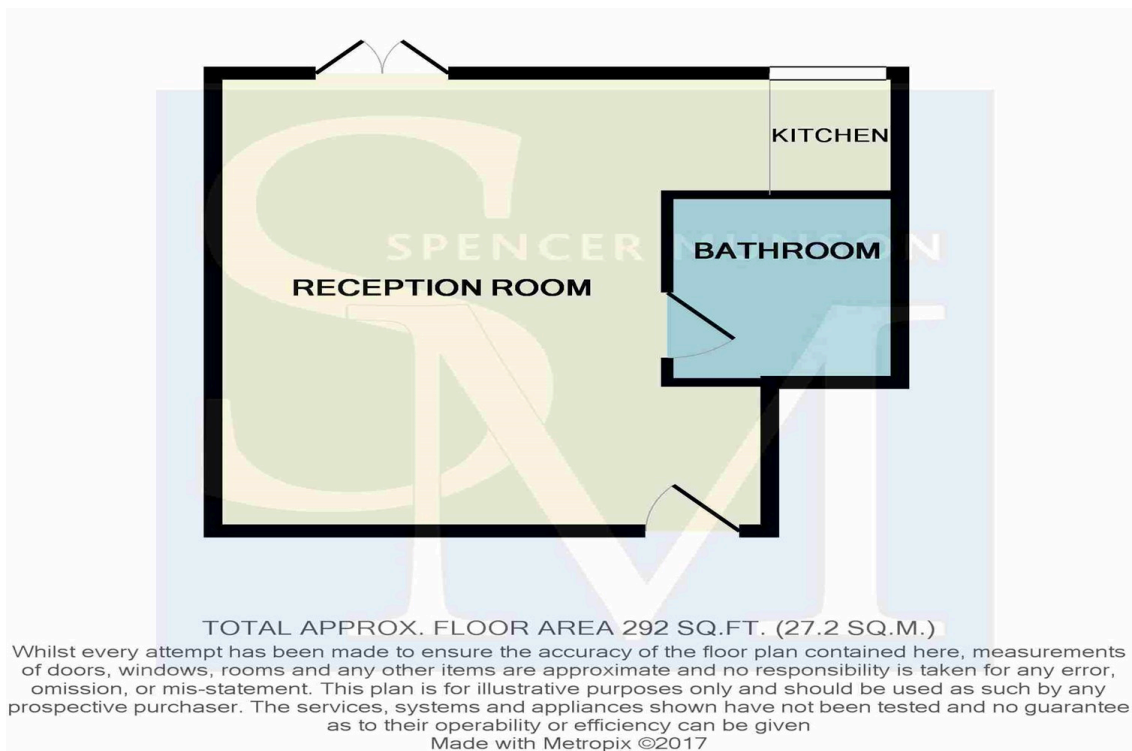


Energy Efficiency Rating

	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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Disclaimer

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.