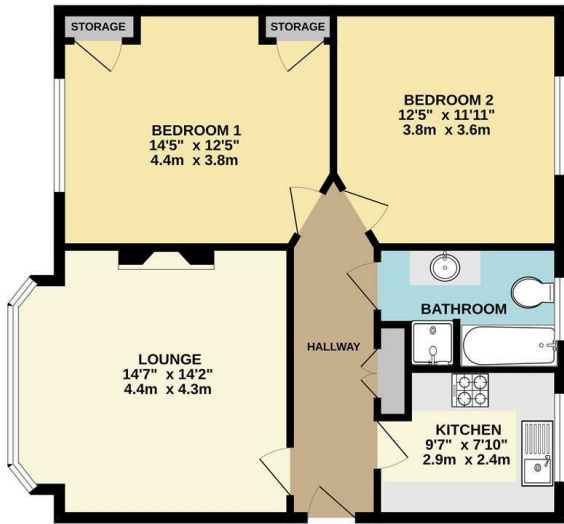




GROUND FLOOR
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA: 850 sq.ft. (79.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the information contained herein, measurements of areas, volumes, masses and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used for any other purpose. The actual layout and dimensions may vary from those shown and the agent does not guarantee the accuracy of the information. Measurements are approximate and should be used as a guide only.

Council: Redbridge | Council Tax Band: D | Floor Area: 900.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Hermon Hill, Wanstead, E11 1PD
£2,200 Per Month

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



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The property comprises a spacious lounge featuring a beautiful bay window and stylish fireplace, a fitted kitchen with ample cupboard and worktop space, two generous double bedrooms, and a four-piece family bathroom.

Further benefits include well-maintained communal gardens, ample communal off-street parking, a secure entry phone system, and an excellent location just 0.4 miles from Snaresbrook Station and Wanstead High Street, offering an eclectic selection of shops, cafés, bars, and restaurants.

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