

Reception Room
13'10" x 18'4"

Kitchen
6'0" x 9'0"

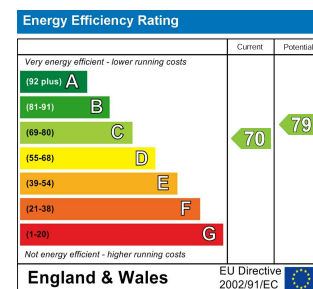
Bathroom
7'1" x 7'2"

Bedroom
9'10" x 7'1"

Bedroom
13'10" x 18'0"

Ensuite
7'1" x 5'4"

Patio



HERMON HILL, WANSTEAD

Offers In Excess Of £525,000 Leasehold
2 Bed Flat



Features:

- Lower Ground Floor Flat
- Victorian Conversion
- Private Patio
- Good Decorative Order
- Communal Gardens
- Side Access
- Close to Snaresbrook Station
- Close to Wanstead High Street

A calm and welcoming two bedroom lower ground floor apartment, set within a charming Victorian conversion on Hermon Hill. Beautifully maintained and presented in excellent order throughout, with a private patio, access to communal gardens and a location that places you within easy reach of both Snaresbrook Station and Wanstead High Street.

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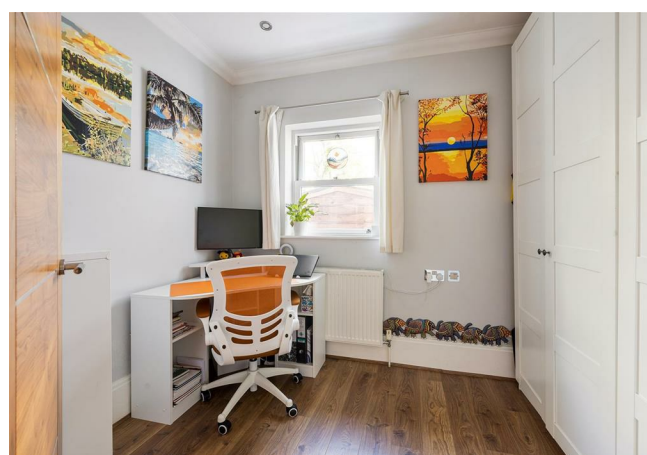
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IF YOU LIVED HERE...

Stepping inside, you're immediately aware of the sense of care that's gone into the home. The living space feels considered and comfortable, with a soft, neutral palette and a natural flow that makes day to day living feel easy. The kitchen sits neatly alongside, modern and well equipped with integrated appliances and clean lines, creating a sociable setting whether you're cooking or unwinding at the end of the day. Light is thoughtfully drawn through the space, giving it a calm, grounded feel despite its lower ground position.

Both bedrooms are well proportioned doubles, each

offering a quiet, restful atmosphere. The bathroom is finished in a similarly understated style, with simple, modern fittings. To the rear, your private patio offers a tucked away spot for morning coffee or evening air, while the communal gardens provide a welcome extension of green space. Side access adds a practical touch, making the outdoor areas all the more usable.

WHAT ELSE?

Snaresbrook Station is a short walk away, offering swift Central Line connections into the City and West End. Wanstead High Street is close by, with its mix of independent cafés, restaurants and everyday essentials. You're within easy reach of Wanstead Park and Epping Forest, ideal for longer walks and weekend downtime.



A WORD FROM THE OWNER...

"The flat is very roomy and has a very calm peaceful feel to it. The communal garden is never used by anyone so it feels like a large outdoor space that you can enjoy. Despite being on a busy road - the flat is quiet. Location wise - so many great places are within walking distance but if you did want to go further afield the flat has a dedicated parking space and great road and transport links. I have been very happy living here. "

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