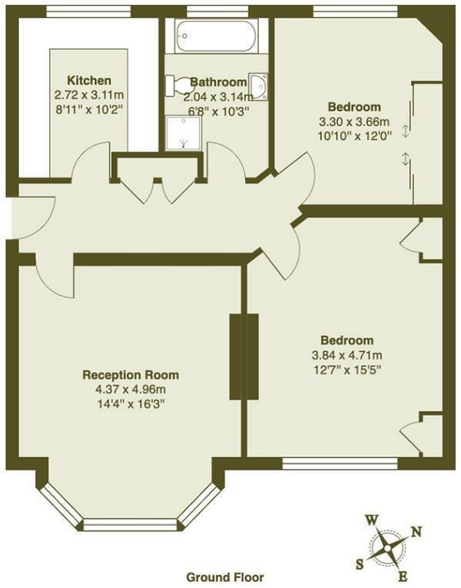
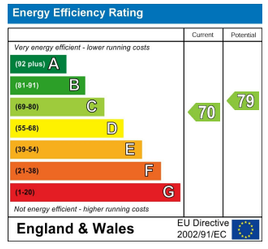


Ground Floor

Total Area: 75.3 m² ... 811 ft²

All measurements are approximate and for display purposes only





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HERMON HILL, LONDON

£2,150 Per Calendar Month

2 Bed Flat

Features:

- Two Double Bedrooms
- Ground Floor Flat
- High Ceilings
- Spacious Lounge
- Modern Kitchen
- On-Street Parking
- Close to Snaresbrook Underground Station
- Holding Deposit: equivalent to one week's rent capped at £400

Set between Epping Forest, South Woodford and Wanstead, this stylishly designed two-bedroom ground-floor apartment occupies a spot in a striking period building. Bright, spacious and full of character, it combines period charm with a practical layout, featuring high ceilings, excellent storage, a separate kitchen and a generous reception/dining room.

The location is a real highlight, with Epping Forest just around the corner and the independent shops, pubs and restaurants of both Wanstead and South Woodford within easy reach. Snaresbrook station is also just a few minutes' walk away, offering convenient Central line connections.

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IF YOU LIVED HERE...

With 811 square feet of space, this bright and beautiful two-bedroom apartment has plenty of room to spread out. Thoughtful decor, high ceilings and large windows give the reception room a wonderfully open, elegant feel, while the mantelpiece adds a touch of character.

The separate kitchen continues the considered design, with shaker-style units, timber worktops, a butler sink and high-spec appliances, all sitting beautifully alongside the home's heritage features.

Both bedrooms are generous doubles with built-in storage, while the bathroom is a real highlight, offering both a bathtub and a separate shower.

Outside, peaceful communal grounds provide a lovely spot to unwind, while the delights of nearby Wanstead are just a short stroll away. From horse riding and farmers' markets to leafy parks and welcoming pubs, there's plenty to enjoy. The village-like atmosphere comes with excellent city connections too, with Snaresbrook station within easy walking distance for Central line journeys into the heart of London.

Local favourites include La Bakerie for coffee, Provender and The Cardamom Room for dinner, and Tiffin Tin or Luppolo for an easy takeaway. South Woodford's wider amenities, including M&S, Waitrose and the Odeon cinema, are also close at hand, with Leyton and Walthamstow easily accessible.



What else?
- For drinks with a view, The Sir Alfred Hitchcock Hotel - a nod to the area's most famous former resident - is a hearty stroll across Hollow Ponds. The excellent Arte e Pasta now operate the kitchen.
- Drivers will appreciate the off-street parking and convenient North Circular access, far enough away to keep things peaceful.
- Excellent sports facilities are available at the nearby Sylvestrian Centre within Forest School, open to the public via membership.

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