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Hermon Hill, Wanstead

Offers In Excess Of £500,000

Bedrooms: 2 | **Receptions:** 1 | **Bathrooms:** 1

Tenure: Leasehold - Share of Freehold

Floor Area: 710.00 sq ft

Local Authority: Redbridge

Council Tax Band: C

- Offered With No Onward Chain
- Two Double Bedroom Ground Floor Period Conversion
- Share Of Freehold
- Private Rear Garden With Direct Reception Access
- Allocated Off-Street Parking
- Spacious Reception Room With Ample Dining Space
- Modern Fitted Kitchen With Overhead Skylight
- High Ceilings And Beautifully Maintained Interiors
- Moments From Wanstead High Street And Local Schools
- Close Proximity To Snaresbrook & Wanstead Central Line Stations


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Churchill Estates are delighted to present this beautifully maintained two double bedroom ground floor conversion, offered for sale with no onward chain.

Occupying part of an imposing period building and ideally positioned just moments from Wanstead High Street, the property combines generous proportions, high ceilings and contemporary interiors whilst also benefiting from a private rear garden, allocated off-street parking and a Share of Freehold.

Upon entering the property you are welcomed into bright and well-presented accommodation with impressive ceiling heights creating a wonderful sense of space throughout.

The spacious reception room provides an inviting setting for both relaxing and entertaining, with ample room for a dedicated dining area. Direct access to the private rear garden allows for a lovely connection between the indoor and outdoor living spaces, making it particularly appealing during the warmer months.

The modern fitted kitchen offers an excellent range of wall and base units providing plentiful storage and worktop space. A particularly attractive feature is the overhead skylight which allows natural light to flood into the room, creating a bright and welcoming environment.

Both bedrooms are generously proportioned doubles offering plenty of space for bedroom furniture and flexible accommodation for couples, professionals or those requiring a home office. Completing the internal accommodation is a stylish, fully tiled three-piece bathroom suite finished in a contemporary style.

Externally the property enjoys the added benefit of its own private rear garden providing an ideal space for outdoor dining, entertaining or simply relaxing.

Additional features include a Share of Freehold, allocated off-street parking, double glazing, gas central heating and an entry phone system. The apartment's position towards the rear of the building further adds to its appeal.

The location is another standout feature with the property ideally positioned for everything Wanstead has to offer. The vibrant High Street is within easy walking distance providing an excellent selection of independent cafes, restaurants, boutiques, supermarkets and everyday amenities.

For commuters Snaresbrook Underground Station is 0.1 miles away whilst Wanstead Underground Station is 0.5 miles away. Both stations serve the Central Line providing convenient connections towards Stratford, Liverpool Street and the West End.

Families will appreciate the excellent selection of nearby schools including Wanstead Church School 0.2 miles away, Snaresbrook Primary School 0.3 miles away and Our Lady of Lourdes RC Primary School 0.5 miles away. For secondary education Wanstead High School is 0.7 miles away making the location particularly appealing for those looking to be close to local schooling.

For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.








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TALES OF
TERROR


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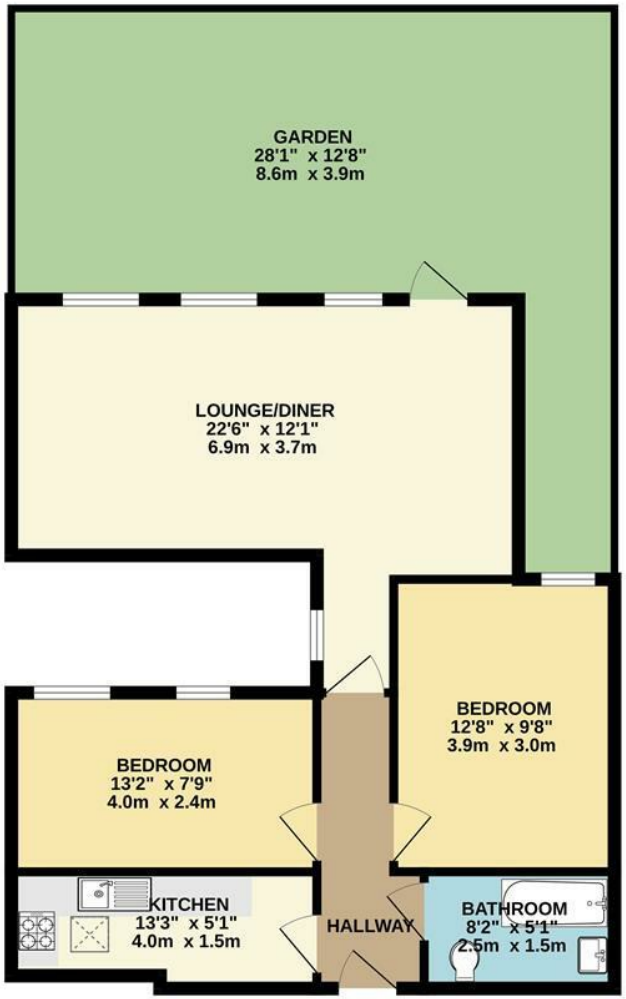

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GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 710sq.ft. (66.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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	

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To view call **020 8989 0011**

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