



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Lounge/Dining Room
16'3" x 18'1"

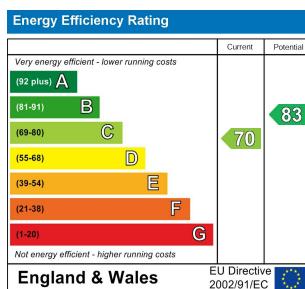
Kitchen
10'0" x 8'11"

Bathroom
8'3" x 8'10"

Bedroom
9'11" x 10'11"

Bedroom
7'10" x 10'11"

Bedroom
12'3" x 14'11"



HERMON HILL, WANSTEAD
Offers In Excess Of £585,000 Share of Freehold
3 Bed Apartment - Purpose Built



Features:

- First Floor Apartment
- Three Double Bedrooms
- Recently Renovated
- Close to Snaresbrook Station
- Parking
- Share of Freehold
- Original Features
- Close to Wanstead High Street

A recently renovated three double bedroom first floor apartment set within Eagle Court on Hermon Hill, just moments from Snaresbrook Station and a short walk to Wanstead High Street. With parking, a share of freehold and open green space close by, this is a well connected yet peaceful part of E11, loved for its village feel and easy Central line links into the City.

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IF YOU LIVED HERE....

On the first floor of the building, you would enjoy the sense of light and privacy. The living room is beautifully bright, with large windows drawing in plenty of daylight and an original fireplace forming an elegant focal point. It brings warmth and character to the space, sitting comfortably alongside the recent renovation. There is room here to both dine and unwind, with well judged proportions that make everyday living feel easy.

The kitchen has been recently renovated and finished in a clean, considered style, with modern cabinetry and generous worktops that make cooking and hosting feel effortless. All three bedrooms are genuine doubles, thoughtfully laid out and calm in tone. The principal bedroom feels particularly restful, while the additional rooms are equally generous in scale. The bathroom continues the fresh, contemporary feel, reflecting the care that has gone into updating the home.

Throughout, the flat balances original features, including the

fireplace, with modern improvements in a way that feels natural and well resolved.

WHAT ELSE?

Snaresbrook Station is a short walk away, offering fast Central line connections into Stratford, the City and the West End. Wanstead High Street is close by, home to independent favourites such as The Duke wine bar and Wanstead Kitchen, alongside everyday essentials. Wanstead Park and Wanstead Flats are within easy reach, providing open green space, woodland walks and a welcome sense of calm at the weekend.



A WORD FROM THE OWNER....

"We have truly loved our time at Eagle Court and will miss it enormously. Wanstead High Street has been a big part of what we've loved about living here. From amazing local restaurants such as Otto and The Lane that we definitely plan to return to, convenient high-street essentials like Boots and Superdrug, friendly hairdressers and beauticians, to a beautiful green park that makes morning walks so enjoyable, it has so much to offer all ages. The Farmers' Market is a particular highlight, bringing a lovely buzz each month. The convenience of the location to both Snaresbrook and Wanstead tube stations has also made our journeys, as two commuters into central London, quick and easy. The Eagle Court block itself has a special vibe, with friendly neighbours and a sense of community that makes it feel both welcoming and safe. Owning a characterful 3-bed flat in this location has been a rare privilege, giving us the space to each work from home comfortably as well as somewhere for guests to stay over. The spacious lounge-diner area has also been perfect for hosting friends and family, especially at Christmas and New Year! We have loved putting our own stamp on the property and hope the next owners will fall in love with its charm just as much as we have."

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