







Roca Court, Hermon Hill, Wanstead

Asking Price £525,000 Leasehold - Share of Freehold

- Two double bedrooms
- Lift access
- Dressing area
- Underground Parking
- Second floor apartment
- Two ensuite bathrooms
- Central Wanstead
- 0.2 miles to Snaresbrook Underground Station

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Petty Son & Prestwich are proud to present this beautifully appointed and stylish two double bedroom, two en-suite apartment, complete with gated parking and a private west-facing balcony, set within an exclusive and secure development moments from the heart of Wanstead.

Perfectly positioned just behind Wanstead High Street, the property enjoys immediate access to a vibrant collection of independent boutiques, cafés, bars and restaurants, while Snaresbrook Station, only 0.2 miles away, provides swift and convenient connections into the City.

Accessed via secure gates and framed by immaculately landscaped communal gardens, the development offers an impressive sense of arrival, with a sleek modern façade and bright, well-maintained communal areas with lift access.

Located on the second floor, both double bedrooms benefit from elegant plantation shutters and fully tiled en-suite bathrooms, making the layout ideal for professional sharers or as a high-quality investment. The principal suite is further enhanced by a dedicated dressing area, offering an abundance of storage and hanging space. A separate guest W.C. is conveniently positioned off the entrance hall.

At the heart of the home lies a striking open-plan living space, where warm wood flooring, crisp white walls and a bold feature wall combine to create a sophisticated yet inviting environment. This versatile area comfortably accommodates both relaxed seating and formal dining, while doors open onto a private west-facing balcony.

The kitchen features sleek high-gloss cabinetry, wooden style worktops and duck egg blue splashback tiling. Integrated appliances, include a fridge/freezer, dishwasher, oven, induction hob and extractor.

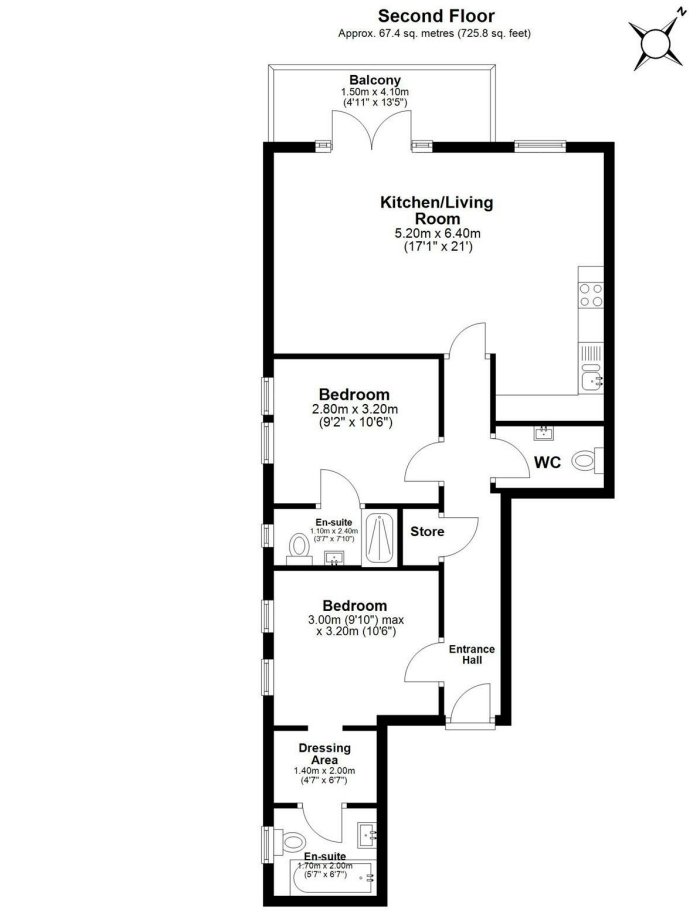
Completing this impressive offering is the rare advantage of secure underground parking, alongside access to the communal gardens.

Lease Information: 999 years from 1st January 2016 (989 years currently remain)
Service Charge: £3036.67 per annum (reviewed annually)
Ground Rent: N/A
EPC Rating: B82
Council Tax Band: C
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room/ Kitchen
17'1" x 20'12"

Bedroom
9'2" x 10'6"

Bedroom
9'10" x 10'6"



Total area: approx. 67.4 sq. metres (725.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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