



Hemon Hill, Wanstead

Asking Price £400,000 Leasehold - Share of Freehold

- One double bedroom
- Spacious accommodation throughout
- 0.4 miles to Snaresbrook Underground Station
- Top floor apartment
- Chain free

Eagle Court is a charming and character-filled development, ideally located just 0.4 miles from Snaresbrook Central Line Station and the vibrant Wanstead High Street, renowned for its eclectic selection of boutique shops, stylish bars and popular restaurants.

Distinguished by its striking mock-Tudor façade and beautifully maintained communal gardens, the development offers both curb appeal and a welcoming sense of community.

Occupying a prime top-floor position within this attractive, purpose-built building, this generously proportioned one-bedroom apartment boasts bright, spacious interiors throughout. The impressive lounge is rich in character, featuring a beautiful bay window, an elegant fireplace and original solid wood parquet flooring, creating a warm and inviting living space.

The well-appointed kitchen offers ample storage and extensive worktop space, comfortably accommodating a breakfast table for relaxed dining.

Continuing the theme of generous proportions, the large bathroom is thoughtfully designed with both a standalone shower and a full-sized bath.

The double bedroom is wonderfully light and airy, enhanced by two large windows that provide an attractive focal point while flooding the room with natural light. There is ample space for wardrobes and additional furnishings, ensuring both comfort and practicality.

Offered chain free, this delightful apartment presents an exceptional opportunity for first-time buyers, downsizers or investors alike.

Lease Information: 999 years from 25th March 1995 (968 years currently remain)

Service Charge: £1700

Ground Rent: Peppercorn

EPC Rating: C72

Council Tax Band: C

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Reception Room

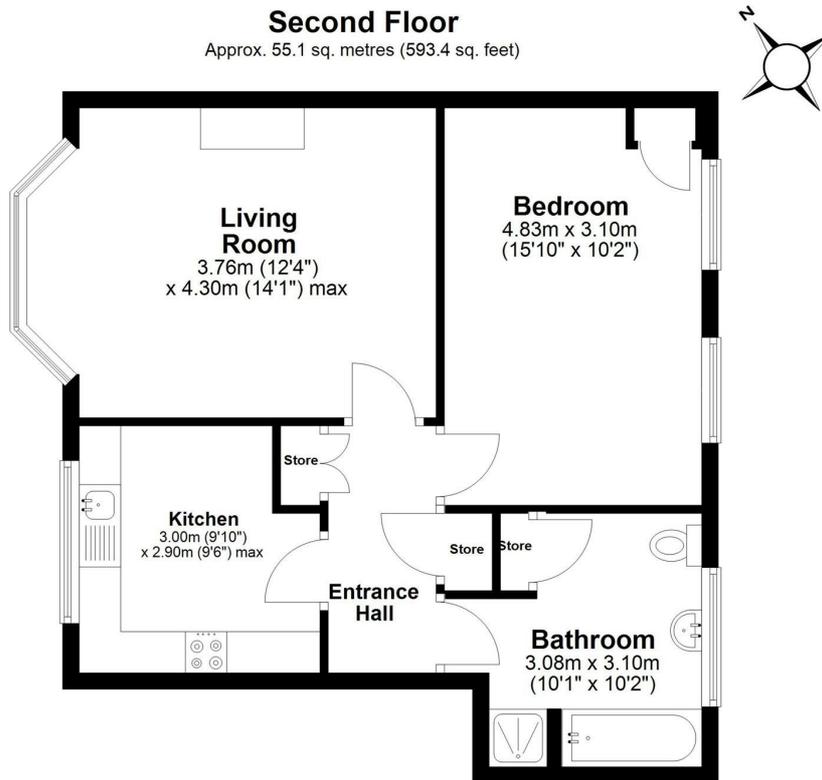
12'4" x 14'1"

Kitchen

9'10" x 9'6"

Bedroom

15'10" x 10'2"



Total area: approx. 55.1 sq. metres (593.4 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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Eagle Lane