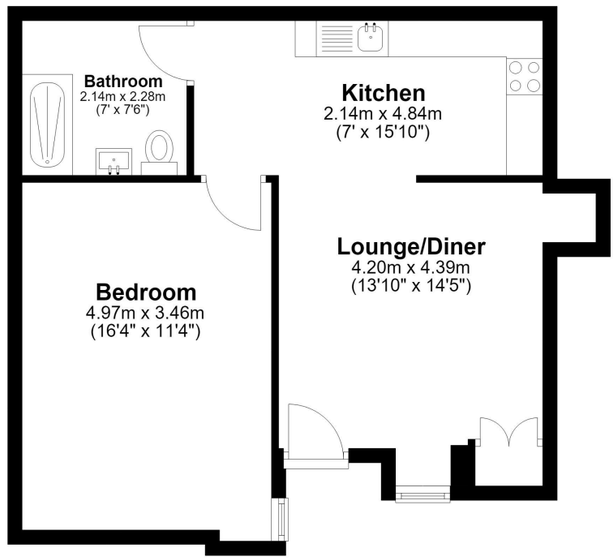
Lower Ground Floor

Approx. 48.4 sq. metres (520.7 sq. feet)



Total area: approx. 48.4 sq. metres (520.7 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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Plan produced using PlanUp.

Hermon Hill

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PETTY SON & PRESTWICH
EST.1908









Hermon Hill, Wanstead

Asking Price £325,000 Share of Freehold

- One large double bedroom
- Private entrance
- 0.2 miles to Snaresbrook Underground Station
- Chain Free
- Lower ground floor
- Stunning condition throughout
- Shared garden
- 0.1 miles to Wanstead High Street
- Victorian conversion

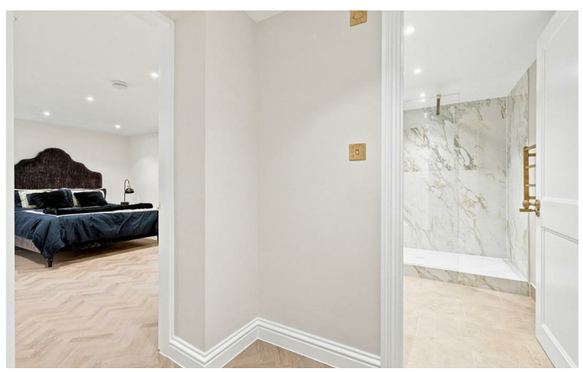
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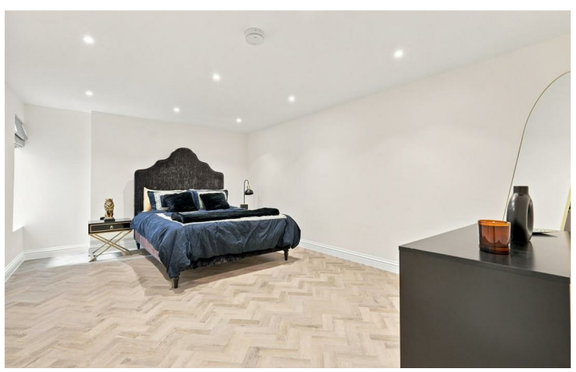
Hermon Hill, Wanstead

Petty Son and Prestwich are delighted to present this stunning share of freehold large double-bedroomed Victorian conversion, quietly nestled in the heart of Wanstead, in an ideal location with its own private entrance, and no onward chain

1 | 1 | 1 | C | Council Tax Band: C







Ideally positioned just 0.2 miles from Snaresbrook Central Line Station and 0.1 miles from Wanstead High Street, the property enjoys an enviable location surrounded by an excellent selection of restaurants, cafés, bars, boutiques and local amenities.

Hermon Hill is known for its sought-after community atmosphere, and vibrant yet homely setting, making this a truly desirable place to call home.

Approaching the property, the impressive Victorian frontage immediately creates a welcoming first impression, featuring a beautiful boxed bay window. Internally, the property is presented in exceptional show-home condition, with a high-quality finish and stylish décor throughout. The property benefits from its own private front entrance, providing direct access without the need to pass through any communal areas.

Upon entering, you are greeted by crisp light-grey walls and beautifully finished light-oak herringbone flooring, creating a bright, contemporary and sophisticated feel.

The impressive open-plan lounge and dining area provides an excellent space for both relaxing and entertaining, while the stylish interior design creates a luxurious yet comfortable atmosphere.

The lounge leads seamlessly into a stunning fitted kitchen, finished with contemporary light-grey shaker-style cabinetry, a complementary marble-effect splashback and matching work surfaces. The kitchen is further enhanced by a range of integrated appliances, providing both practicality and style.

The exceptionally large double bedroom offers an abundance of space for a substantial bed, wardrobes and additional bedroom furniture, while still maintaining a bright and spacious feel.

The bathroom is undoubtedly one of the property's standout features. A beautifully designed walk-in double shower is complemented by elegant brushed-gold fittings and a matching heated towel rail. The marble-effect wall tiles feature a sophisticated blend of white, grey and subtle gold tones, perfectly tying together the luxurious colour palette. The result is a truly impressive, hotel-style shower room that is sure to leave a lasting impression.

Externally, residents also have access to a beautifully maintained communal rear garden, providing a peaceful and attractive outdoor space to enjoy during the warmer months.

Combining contemporary luxury, an outstanding decorative finish and an enviable Wanstead location, this exceptional property is offered in genuine show-home condition and is ideal for a professional couple or single occupant looking for a stylish home in one of the area's most desirable locations.

The property is also being sold with no onward chain.

Lease Information: 125 years from 18th July 2011 (109 years currently remain)
Service Charge: £1848 per annum (reviewed annually)
Ground Rent: N/A
EPC Rating: C78
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
13'9" x 14'5"

Kitchen
7' x 15'11"

Bedroom
16'4" x 11'4"