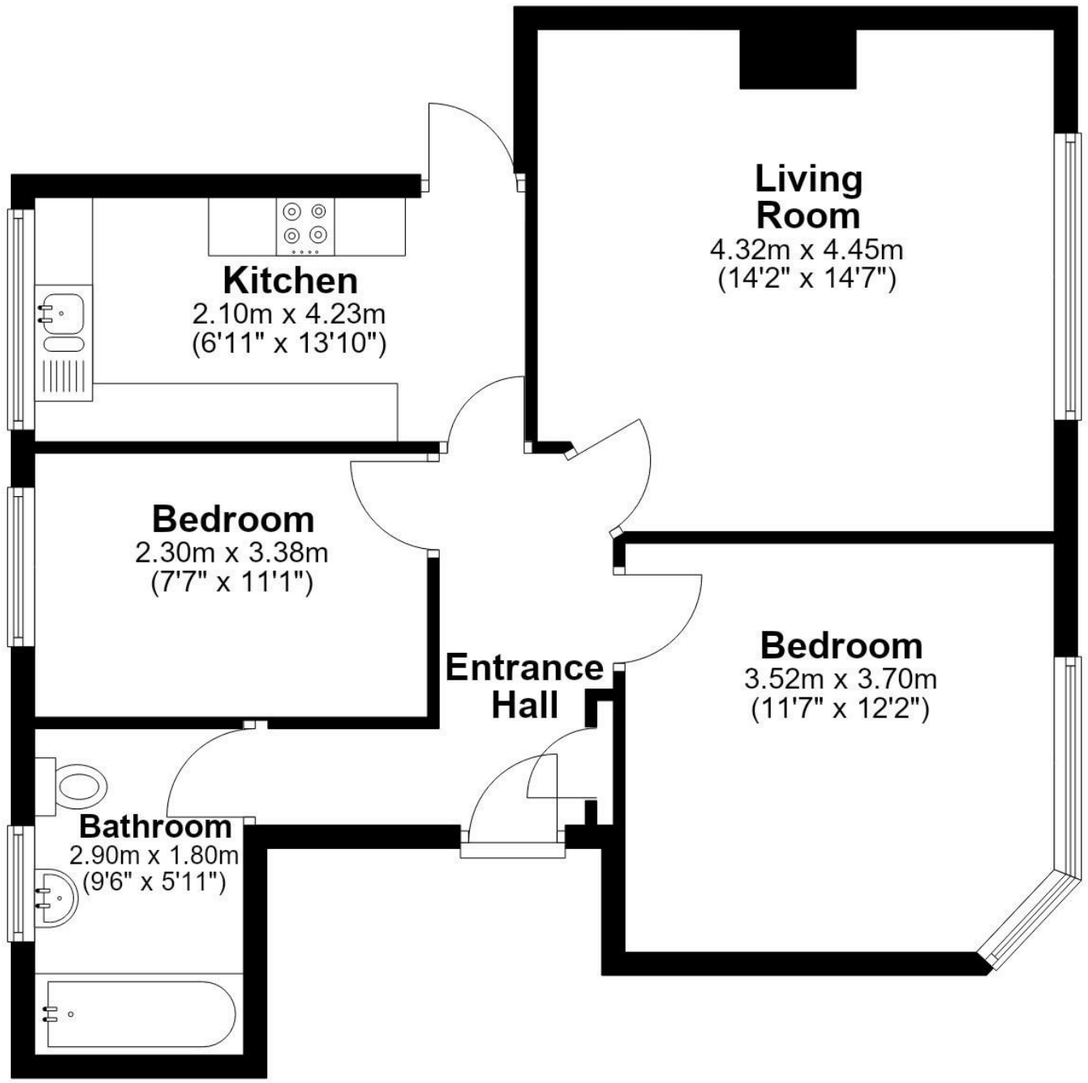
Ground Floor

Approx. 61.5 sq. metres (661.8 sq. feet)



Total area: approx. 61.5 sq. metres (661.8 sq. feet)

Hermitage Court

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091

sales@pettyson.co.uk
www.pettyson.co.uk









Woodford Road, South Woodford

Asking Price £435,000 Leasehold - Share of Freehold

- Ground floor apartment
- Two bedrooms
- Kitchen with separate rear access door
- Beautiful communal grounds Long lease
- 0.3 Miles to Snaresbrook Station & Wanstead High Street
- Popular Art Deco development
- Spacious lounge/dining room
- Communal resident/guest parking
- Chain free

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Woodford Road, South Woodford

Petty Son & Prestwich are pleased to offer this two bedroom, ground floor apartment to market, positioned in the popular Art Deco Hermitage Court development.

2 | 1 | 1 | D | Council Tax Band: C







Ideally positioned just 0.3 miles from Snaresbrook Central Line Station and 0.4 miles from the ever-popular Wanstead High Street, the apartment enjoys a fantastic location, with excellent transport links and a wonderful selection of local amenities close at hand. Wanstead's array of independent shops, cafés and bars are all within easy reach.

Occupying a tucked-away corner position within this sought-after Art Deco development, the apartment benefits from a convenient ground floor setting, with minimal steps providing easy access. The beautifully maintained communal grounds create an attractive setting, while the development itself is known for its generous proportions and characterful architecture.

Beginning with a wide and welcoming entrance hall, the accommodation comprises two well-proportioned, naturally bright bedrooms, served by a bright and well-presented bathroom. The principal bedroom is particularly appealing, featuring an attractive bay window and ample space for wardrobes.

The spacious reception/dining room is a particular highlight, retaining plenty of character with its original fireplace, flanked by built-in shelving, and enjoying pleasant leafy views across the communal gardens.

The kitchen also benefits from direct access to the rear of the development, providing a useful everyday convenience, whether for taking out household waste or accessing the additional parking and communal gardens, all enclosed within the development's surrounding boundary wall.

Offered to the market chain free and a long lease, this apartment would make an excellent purchase for first-time buyers, those looking to downsize or investors seeking a well-positioned property with the potential for a straightforward purchase.

Lease Information: 200 years from 24 June 1997 (170 years currently remain)
Service Charge: £2560 per annum (reviewed annually)
Ground Rent: N/A
EPC Rating: D56

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
14'2" x 14'7"

Kitchen
6'11" x 13'11"

Bedroom
11'7" x 12'2"

Bedroom
7'7" x 11'1"