



## Hermon Hill, Wanstead

Asking Price £600,000 Leasehold

- Two Double Bedrooms
- Well presented throughout
- Own private entrance
- 0.4 miles from Wanstead High Street
- 995 square foot
- 0.3 miles from Snaresbrook Station
- Private section of rear garden

*Petty Son & Prestwich are delighted to offer for sale this beautifully presented, two double bedroom, ground floor period conversion with its own private entrance and a private section of the rear garden.*

Located on Hermon Hill, a picturesque road lined with grand period homes, this charming conversion enjoys a prime position just 0.3 miles from Snaresbrook Station and a short 0.4-mile stroll to the heart of Wanstead with its boutique shops, eateries, and Central Line connections.

Occupying the entire ground floor of an elegant Victorian residence, the flat boasts a private front entrance that opens into a spacious and elegantly renovated interior. The tasteful décor throughout showcases a modern yet sympathetic approach to its period roots, with neutral tones, high ceilings, and beautiful wooden flooring enhancing both space and light.

The spacious reception room, complete with period cornicing, serves as the perfect spot to relax or entertain, effortlessly blending classic features with contemporary comfort. The generously sized kitchen features classic wooden cabinetry, black worktops, and tiled flooring. It includes freestanding appliances, including a fridge-freezer, dishwasher, washing machine, and gas cooker. A bright dining area sits by large windows, creating a welcoming and practical space at the heart of the home.

Both bedrooms are well-proportioned doubles, with one enjoying direct access to the garden. The contemporary bathroom has been finished to a high standard and features a stylish walk-in shower, blending functionality with refined design. To the rear, the flat enjoys its own private section of the well-maintained garden, offering a tranquil and secluded space perfect for relaxing, entertaining, or enjoying warm summer evenings.

EPC Rating: TBC  
Council Tax Band: C  
Lease Information: 173 years from 20th December 2019 (167 years currently remain)  
Service Charge: £800 per annum (reviewed annually)  
Ground Rent: N/A

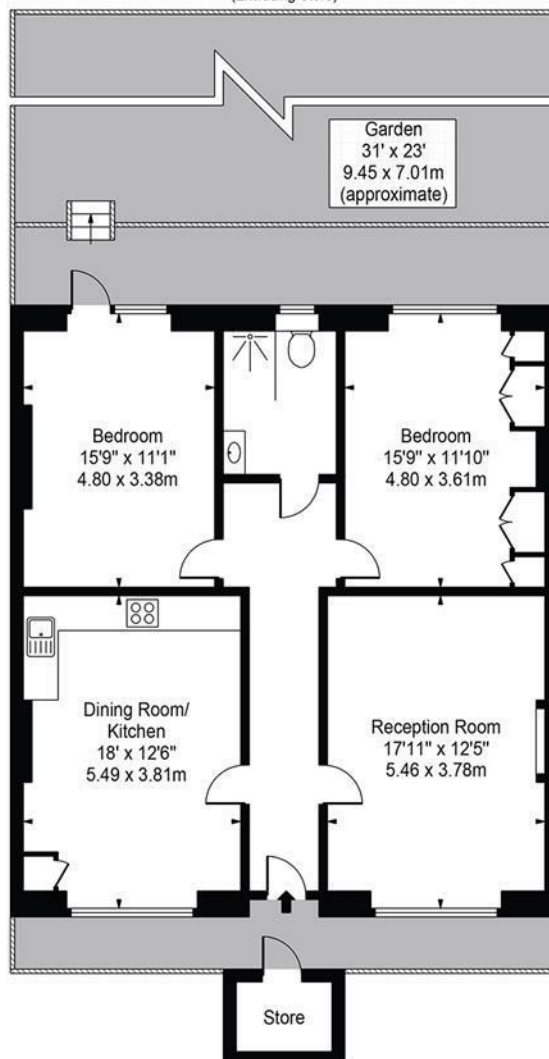
Reception Room  
17'10" x 12'4"

Dining Room/ Kitchen  
18'0" x 12'5"

Bedroom  
15'8" x 11'1"

Bedroom  
15'8" x 11'1"

**Hermon Hill**  
Approx. Gross Internal Area 995 Sq Ft - 92.44 Sq M  
(Excluding Store)



Ground Floor  
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.