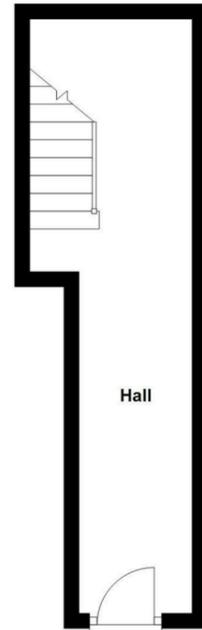


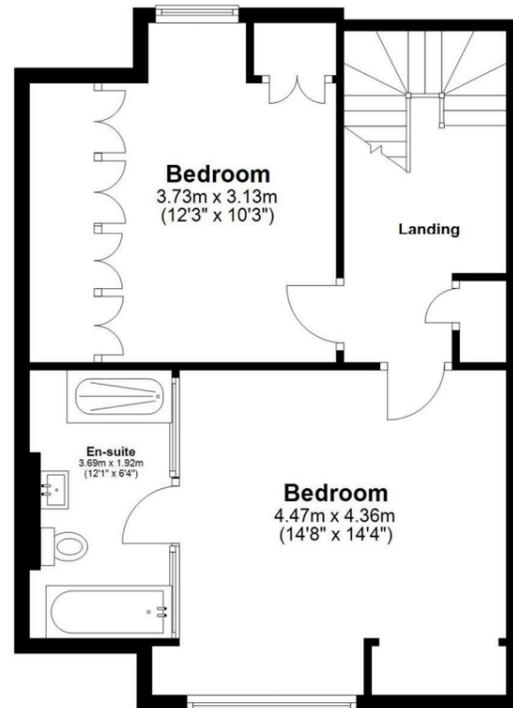
Ground Floor
Approx. 14.2 sq. metres (152.5 sq. feet)



First Floor
Approx. 76.1 sq. metres (818.8 sq. feet)



Second Floor
Approx. 54.7 sq. metres (588.4 sq. feet)



Total area: approx. 144.9 sq. metres (1559.8 sq. feet)
Hermon Hill, B



Hermon Hill, South Woodford
Offers In Excess Of £1,300,000 Freehold

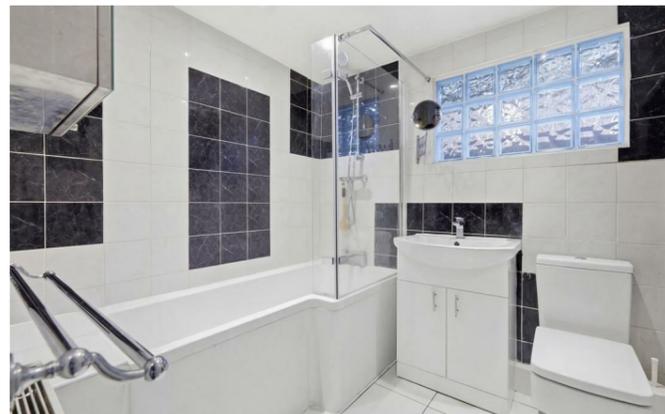
- House totalling 2,359.2 sq. ft. (219 sq. m), containing two apartments, each with a 50% share of the freehold
- Outbuildings providing 538.8 square feet of further space (51/8 sq. meters)
- Three double bedrooms, two bathroom apartment over the 1st and 2nd floors
- Deep shared driveway with parking for multiple vehicles
- Sold with no onward chain
- Additional cellar space of 558.2 square feet (50 sq. metres)
- One double bedroom, two bathroom, ground floor apartment
- Large westerly garden
- Opportunity to purchase two spacious flats with the freehold or convert into a family home
- 0.4 Miles to both Snaresbrook & South Woodford Stations

Hermon Hill, South Woodford

A rare opportunity to purchase a large period building comprising of 2 leasehold flats each with a 50% share in the freehold title, 0.4 Miles from Wanstead High Street.



Council Tax Band: C



Positioned on Hermon Hill, this impressive period property is currently arranged as two well-proportioned apartments, each benefiting from a 50% share of the freehold. Offering a rare opportunity to acquire the entire building, the incoming purchaser has a range of options, including the potential to reinstate the property as a substantial single family home, restoring it to its former character and charm. Ideally located for commuters and families alike, the property sits just 0.5 miles from both Snaresbrook and South Woodford stations, providing excellent transport links. Well-regarded local schools are also close by, with Snaresbrook Primary just 0.2 miles away and Nightingale Primary within 0.4 miles (both rated 'Good' by Ofsted). Wanstead High Street and George Lane are both under half a mile from the property, offering a fantastic mix of independent boutiques, cafés, and well-known high street retailers, giving you the best of both worlds right on your doorstep.

Set over the ground floor, the first apartment offers generous proportions throughout, boasting two substantial original reception rooms, both featuring large bay windows that flood the space with natural light. These versatile rooms lend themselves perfectly to a spacious lounge/diner and an impressive double bedroom, with one enjoying direct access to a convenient en-suite bathroom. A kitchen/diner with plenty of cabinet and surface space, leads through to a convenient additional shower room.

The property further benefits from direct access to a private, sizeable west-facing garden and has been thoughtfully landscaped to include a decked seating area with pergola, an ornamental pond, and a well-kept lawn. Two outbuildings complete the space, comprising a garden room and a fully self-contained annexe with its own en-suite, kitchen, and sleeping area. Alongside the garden the ground floor apartment benefits from sole use of a vast cellar (with right of access for services for the upper floor flat) – boasting excellent head height and stretching an impressive 28'11 in depth.

Arranged across the remaining upper floors, the second apartment is larger and equally well-proportioned, offering three generous double bedrooms, including a principal with en-suite bathroom featuring both a bath and separate shower. There is also a further shower room, a bright and expansive lounge/diner measuring over 20 feet, and a kitchen/diner leading to a private roof terrace – ideal for entertaining. Both apartments enjoy use of a shared driveway providing ample off-street parking for multiple vehicles.

Offered to the market chain free, this is a rare and highly versatile opportunity, ideal for buyers looking to maximise space, potential and long-term value.

IMPORTANT INFORMATION FOR FLAT A & FLAT B:

Flat A:
Lease Information: From 25 December 1979 to 24 March

3001 (975 years currently remain)
Service Charge: N/A
Ground Rent: N/A
EPC Rating: D64
Council Tax Band: C

Flat B:
Lease Information: 125 years from 25th March 1984 (83 years currently remain)
Service Charge: N/A
Ground Rent: £30 per annum
EPC Rating: D59
Council Tax Band: D

NOTE - This sale includes two flats on separate titles; therefore, stamp duty will be payable on each (as well as the stamp duty uplift).

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

Living Room (Flat A)

16'3" x 13'5"

Reception/Kitchen (Flat A)

10'1" x 11'1"

Bedroom (Flat A)

15'5" x 14'9"

Cellar

28'11" x 6'10"

Living/Dining Room (Flat B)

14'1" x 20'3"

Kitchen/Diner (Flat B)

9'4" x 12'5"

Bedroom (Flat B)

15'8" x 12'10"

Bedroom (Flat B)

14'8" x 14'4"

Bedroom (Flat B)

12'3" x 10'3"

Studio

22'12" x 9'7"

Garden Room

13'1" x 18'6"