



**Hermon Hill, Wanstead**

**Offers In Excess Of £400,000 Leasehold**

- Two bedrooms
- Own private entrance
- 0.2 Miles to Snaresbrook Station
- Bespoke bathroom with shower and bath
- Well presented throughout
- Communal garden
- Chain free Period conversion

## Petty Son & Prestwich are proud to offer to market this stunning, two double bedroom, lower ground floor period conversion.

Sited at the beginning of Hermon Hill, renowned for its period properties, grand homes of a bygone era which are now mostly characterful apartments for commuters and families, this lower ground floor apartment is a mere 0.2 miles to Snaresbrook and 0.5 miles from Wanstead Central Line Station. The apartment is situated in one of the iconic red brick Victorian buildings and unlike the other apartments in the property it is accessed via its own private front door.

Upon entering, it is clear there has been no expense spared in the refurbishment, with the grey and white decorative hues and wooden flooring creating a feeling of space and light throughout. There has been a great deal of thought in both the layout and period features, ensuring the bespoke fitted bathroom benefits from both a large double shower in addition to a bath, whilst the period style radiators and cornicing in the main living areas connect the rooms and add a sense of grandeur.

The main living room is a fantastic size and the large bay window adds to the available floor space whilst also ensuring there is a good deal of natural light. Both bedrooms are doubles and the sleek, modern kitchen features a range of integrated Siemens appliances alongside a huge amount of cupboard and work surface space; perfect for any enthusiastic cook.

The shared garden to the rear is well maintained and straightforward to access making it easy to enjoy throughout the summer months. The property further benefits from a long lease and no onward chain.

EPC Rating: C69

Council Tax Band: B

Lease Information: 189 years from 25th December 1979 (143 years currently remaining)

Service Charge: £2,652 P/A (reviewed annually)

Ground Rent: N/A

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

Reception Room  
14'11" x 14'3"

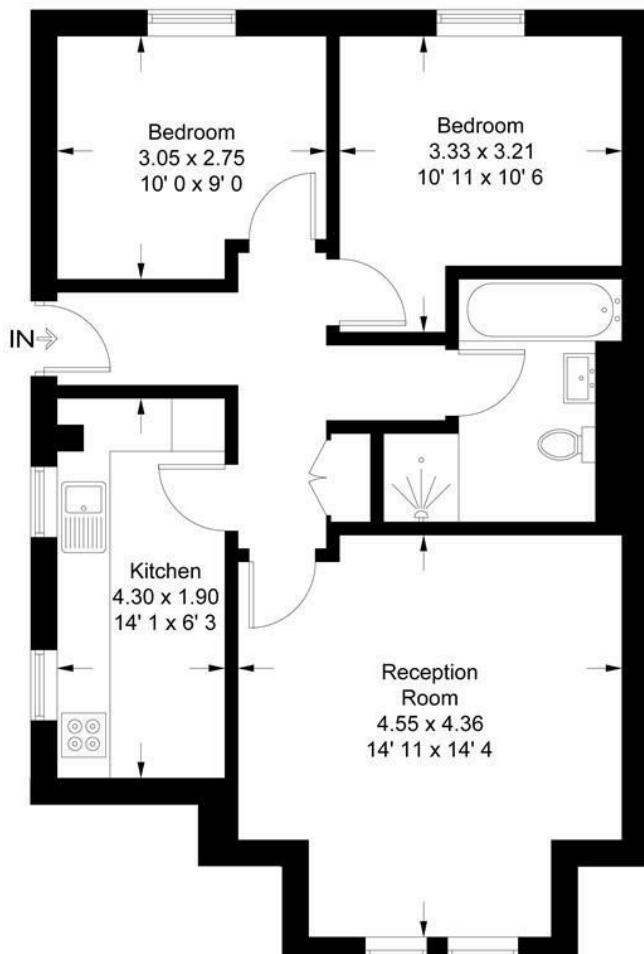
Kitchen  
14'1" x 6'2"

Bedroom  
10'11" x 10'6"

Bedroom  
10'0" x 9'0"

### Hermon Hill

Approximate Gross Internal Area = 656.6 sq ft / 61 sq m



### Lower Ground Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.