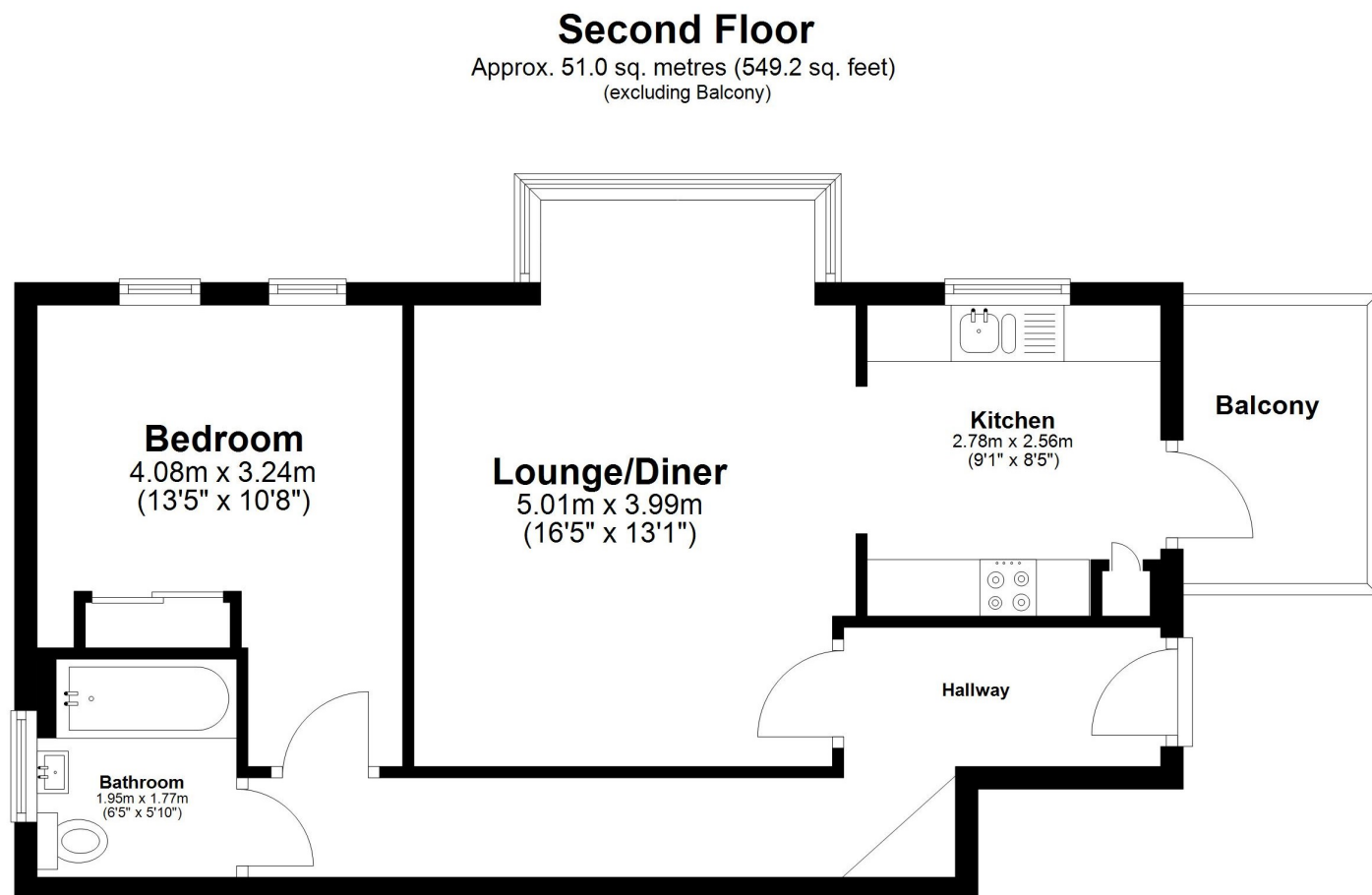
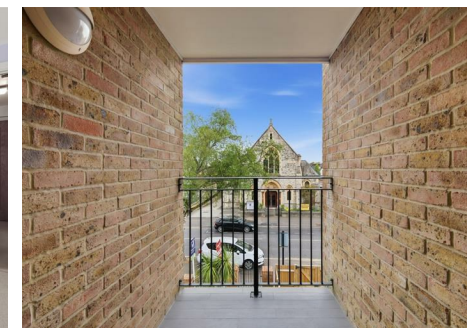




Total area: approx. 51.0 sq. metres (549.2 sq. feet)
Roca Court



Hermon Hill, Wanstead

Offers In Excess Of £375,000 Leasehold - Share of Freehold

- One bedroom apartment
- Gated allocated parking
- 0.2 miles from Snaresbrook Station
- Lift access
- Chain free
- Private balcony
- Secure development
- Communal gardens
- Spacious accommodation

Hermon Hill, Wanstead

SOLD BY PETTY SON & PRESTWICH Petty Son & Prestwich are proud to present this beautifully appointed and stylish one double bedroom apartment, complete with gated parking and a private balcony, set within an exclusive and secure development moments from the heart of Wanstead.



Council Tax Band: C



Perfectly positioned just behind Wanstead High Street, the property enjoys immediate access to a vibrant collection of independent boutiques, cafés, bars and restaurants, while Snaresbrook Station, only 0.2 miles away, provides swift and convenient connections into the City.

Accessed via secure gates and framed by immaculately landscaped communal gardens, the development offers an impressive sense of arrival, featuring a sleek modern façade and bright, well-maintained communal areas with lift access. Located on the second floor, the apartment is thoughtfully designed to maximize space and light.

The spacious double bedroom serves as a quiet retreat and is equipped with fitted wardrobes, providing excellent storage. The bathroom is positioned off the entrance hall and is fully tiled with a bath and shower over bath. The open-plan living area immediately impresses with its sense of scale, where elegant bay windows draw in an abundance of natural light to complement the soft neutral tones.

The layout is thoughtfully proportioned, offering ample room for a relaxed lounge setup alongside a dedicated dining area for hosting friends and family. This space flows naturally into a well-appointed kitchen that features a comprehensive range of integrated appliances and extensive worktop space for meal preparation. From here, you can step out onto a generous private balcony that serves as a peaceful retreat, offering a unique vantage point over the local architecture of the Wanstead Methodist Church. It is the perfect spot to enjoy a quiet morning coffee while the neighbourhood awakens.

Offered to the market with the benefit of a share of the freehold and being chain-free, this home is ready to move in to and includes a secure entry phone system for added peace of mind.

Lease Information: 999 years from 1st January 2016 (988 years currently remain)
Service Charge: £2411.35 per annum (reviewed annually)
Ground Rent: N/A
EPC Rating: B81

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

Reception Room
16'5" x 13'1"

Kitchen
9'1" x 8'5"

Bedroom
13'5" x 10'8"