



## Hermitage Court, South Woodford

Offers In Excess Of £425,000 Leasehold

- Two bedroom apartment
- Sought after development
- Modern kitchen and bathroom
- 0.3 miles to Snaresbrook Underground Station
- Top floor
- Chain free
- Balcony

**\*SOLD BY PETTY SON & PRESTWICH\* Ideally located just 0.3 miles from Snaresbrook Central Line Station and 0.4 miles from the vibrant Wanstead High Street, this superb apartment offers the perfect balance of connectivity and lifestyle.**

Ideally located just 0.3 miles from Snaresbrook Central Line Station and 0.4 miles from the vibrant Wanstead High Street, this superb apartment offers the perfect balance of connectivity and lifestyle. Wanstead's much-loved selection of cafés, bars and independent shops are all within easy reach, making this an ideal home for modern living.

Set on the top floor of this sought after Art-Deco development, the apartment benefits from peaceful living with no overhead neighbours and beautiful views across immaculately kept communal grounds, enjoyed from a private balcony.

The building itself is known for its generous proportions, beginning with a wide, welcoming entrance hall complete with two large storage cupboards. The accommodation comprises two well-proportioned bedrooms, including a principal bedroom with its own private balcony.

The spacious lounge is a real highlight, offering built-in shelving and storage, and is finished with stunning parquet styled laminate flooring that adds warmth and a touch of luxury throughout the living spaces.

The newly installed bathroom is sleek and stylish, featuring a walk-in shower and striking black-and-white mosaic vinyl flooring. The contemporary kitchen is fitted with soft blue units and crisp white worktops, complemented by the continuation of the parquet flooring. A second access point from the kitchen provides convenient direct access to the bin storage area.

Offered chain free, this fantastic apartment is perfectly suited to first-time buyers, downsizers, or investors looking for a smooth and speedy purchase. Externally, the development is surrounded by beautifully maintained communal grounds, with dedicated residents' parking and additional visitor spaces.

Lease Information: 200 years from 24 June 1997 (171 years currently remain)

Service Charge: £2638.96

Ground Rent: N/A

EPC Rating: C72

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

14'2" x 14'1"

Kitchen

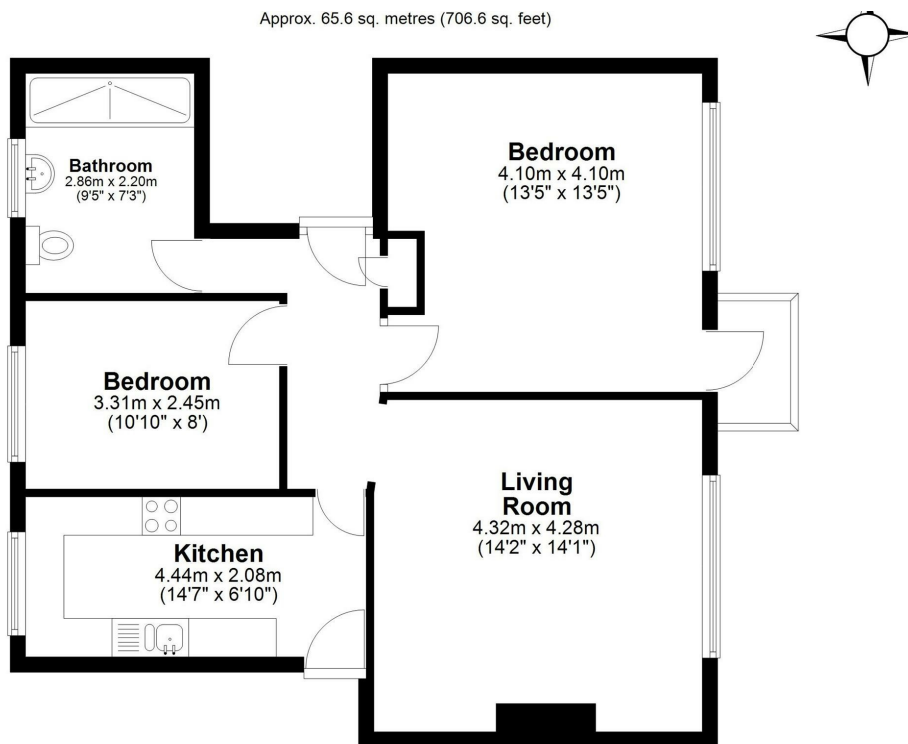
14'7" x 6'10"

Bedroom

13'5" x 13'5"

Bedroom

Approx. 65.6 sq. metres (706.6 sq. feet)



Total area: approx. 65.6 sq. metres (706.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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**Hermitage Court**