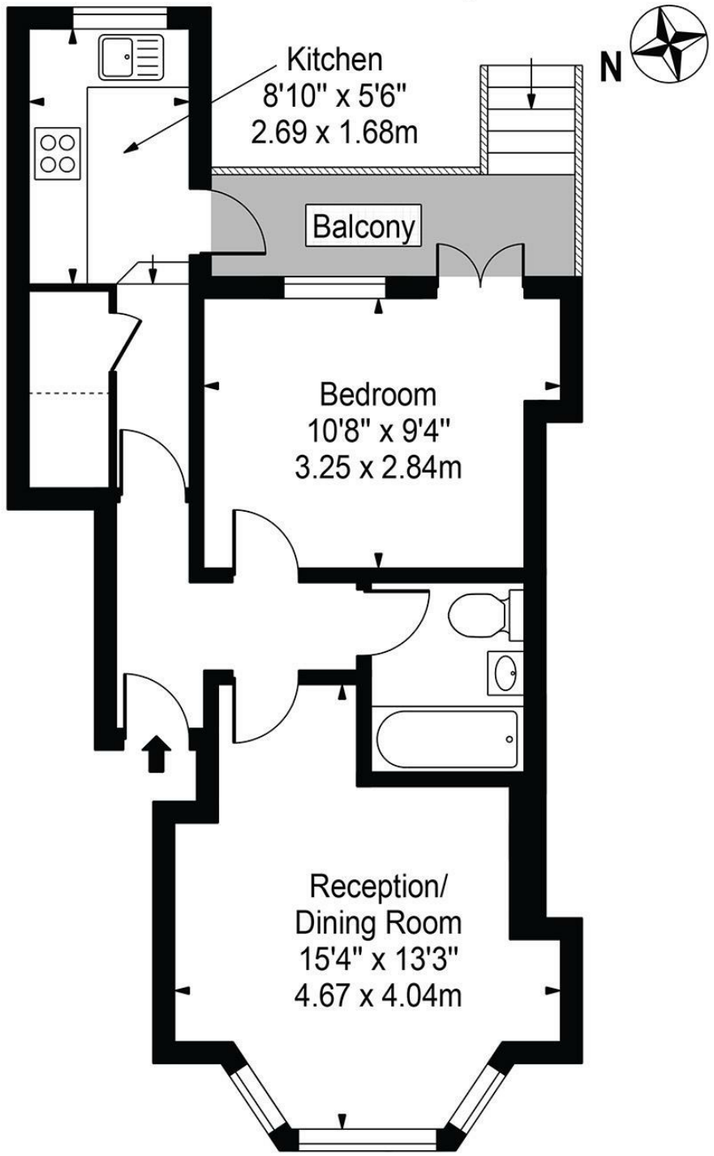
Hermon Hill

Approx. Gross Internal Area 429 Sq Ft - 39.86 Sq M



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.

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020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

PETTY SON & PRESTWICH EST.1908

Hermon Hill, Wanstead

Offers In Excess Of £375,000 Leasehold

- Edwardian conversion
- Chain free
- Direct access to a private garden
- Seperate kitchen with access to the garden
- 0.2 miles from Snaresbrook Underground Station
- Upper ground floor
- Double bedroom with doors to a private balcony
- Lounge/diner with large bay window
- 0.1 miles from Wanstead High Street

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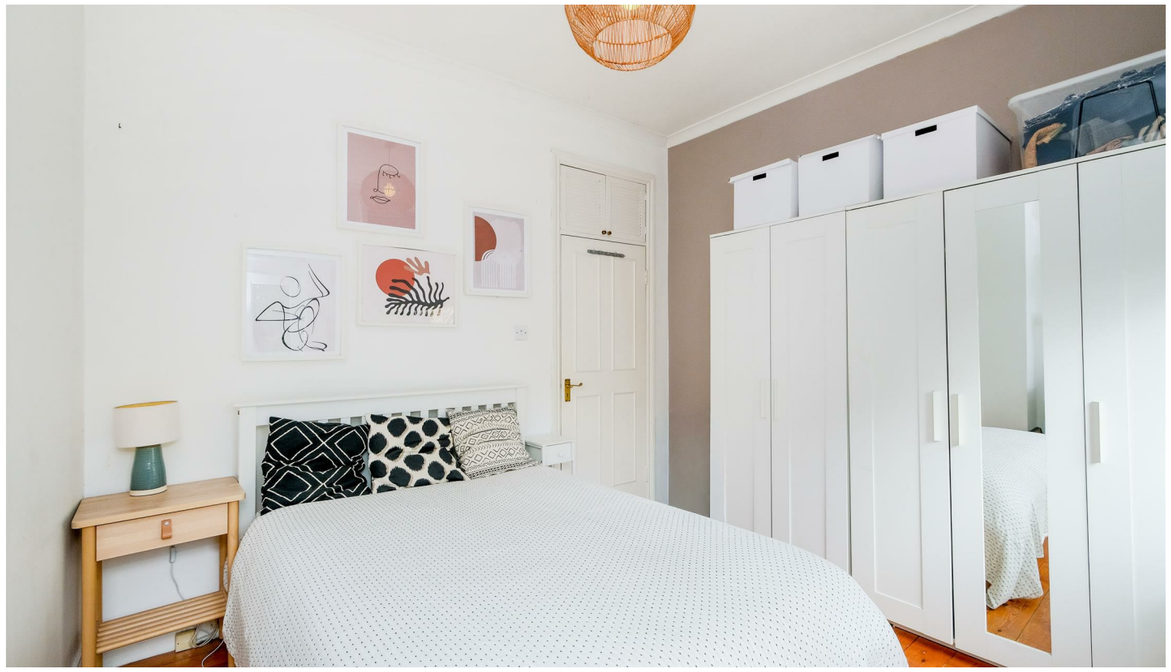
Hermon Hill, Wanstead

Petty Son & Prestwich are delighted to present this beautifully proportioned, one double bedroom raised ground floor apartment, With its own private rear garden and balcony.

1 | 1 | 1 | C | Council Tax Band: C



Beautifully balancing period charm with modern convenience, this delightful home is just a stone's throw (0.1 miles, to be precise) from the vibrant Wanstead High Street, brimming with independent boutiques, artisan coffee shops, and leafy green spaces. For commuters, the location couldn't be more convenient. Both Snaresbrook (0.2 miles) and Wanstead (0.5 miles) Underground stations are within easy walking distance, whisking you into the City or West End via the Central Line in no time at all. Inside, the flat exudes warmth and character, boasting high ceilings, original exposed floorboards, and tasteful detailing throughout.

The bright and generously sized reception room benefits from a striking bay window dressed with plantation shutters, offering the perfect spot to relax or entertain. A separate fitted kitchen provides ample storage and preparation space, and from here a private staircase leads down to a tranquil, low-maintenance garden, ideal setting for summer evenings or weekend Barbeques. The spacious double bedroom is flooded with natural light and features elegant French doors that open onto a charming, East facing private balcony; the ideal spot to enjoy your morning coffee in peace. The contemporary bathroom includes a bath with overhead shower and completes the accommodation.

EPC Rating: C72
Council Tax Band: C
Lease Information: 189 years from 31 December 1984 (148 years remaining)
Service Charge: N/A
Ground Rent: £250 Per Annum

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

Reception/Dining Room
15'4" x 13'3"

Kitchen
8'10" x 5'6"

Bedroom
10'8" x 9'4"