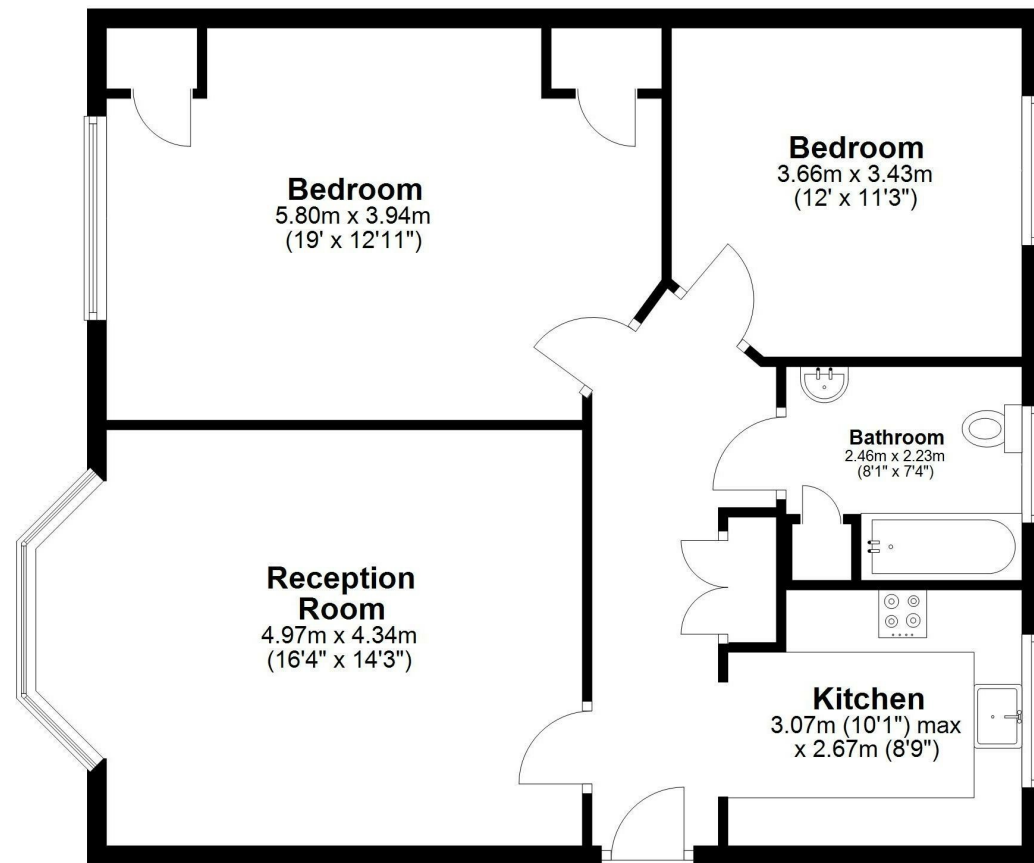


Ground Floor

Approx. 82.1 sq. metres (883.9 sq. feet)



Total area: approx. 82.1 sq. metres (883.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Eagle Court, Hermon Hill, Wanstead

£500,000 Share of Freehold

- Ground floor apartment
- Two generous bedrooms
- Communal parking
- Beautiful bathroom & kitchen
- 0.4 Miles from Wanstead High Street
- Approximately 883.9 sq. ft. of accommodation
- Elegant presentation throughout
- Character features
- Communal gardens
- Share of freehold

Eagle Court, Hermon Hill, Wanstead

Petty Son & Prestwich are delighted to present this beautifully appointed ground-floor apartment, enviably situated within half a mile of Wanstead High Street.



Council Tax Band: D



Forming part of the highly regarded Eagle Court development, this elegant two-bedroom residence enjoys a prime position just 0.4 miles from Snaresbrook Central Line Station and the vibrant amenities of Wanstead High Street, renowned for its eclectic collection of independent boutiques, cafés, restaurants and bars.

Located on the ground floor of Eagle Court distinguished by its attractive mock-Tudor façade, meticulously maintained communal gardens and ample residents' parking, the apartment offers an elegant blend of period character and contemporary comfort and spread across an impressive 883.9 square feet. Beautiful original solid wood parquet flooring, period-style wall-mounted radiators, plantation shutters and sympathetic windows all combine to create a home of considerable charm and refinement.

A welcoming entrance hall leads through to the principal reception room, where parquet flooring continues underfoot. This wonderfully bright living space centres around an attractive fireplace, flanked to one side by bespoke full-height shelving, while a large bay window draws in an abundance of natural light throughout the day.

The stylish Shaker-style kitchen is thoughtfully designed and seamlessly connected to the reception space via a generous archway, creating an open and sociable atmosphere. Well-equipped with integrated appliances, including an oven, fridge/freezer and dishwasher, it also offers extensive cabinetry and worktop space.

Both bedrooms are generously proportioned, with the impressive principal bedroom featuring a decorative archway and fitted storage to either side, with plenty more space to add in more if desired.

The beautifully finished family bathroom reflects the home's period aesthetic, featuring a bath with overhead shower, generous storage and elegant detailing throughout, from the carefully chosen tiling to the classic sanitaryware.

The property further benefits from a share of the freehold.

Lease Information: 999 years from 25th March 1995 (967 years currently remain)

Service Charge: £1700 per annum (reviewed annually)

Ground Rent: N/A

EPC Rating: C70

Council Tax Band: D

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

Reception Room

16'4" x 14'3"

Kitchen

10'1" x 8'9"

Bedroom

19' x 12'11"

Bedroom

12' x 11'3"