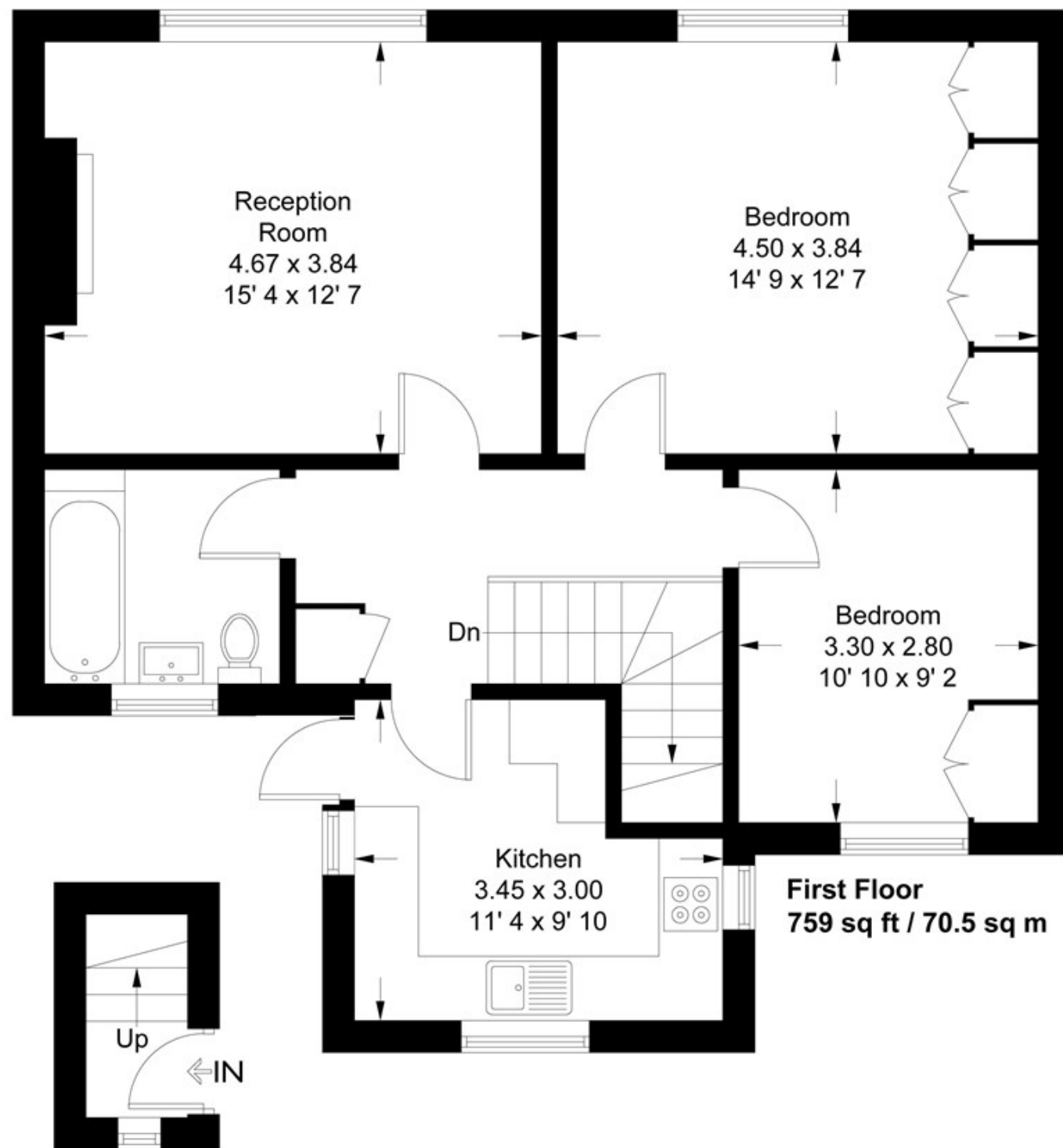
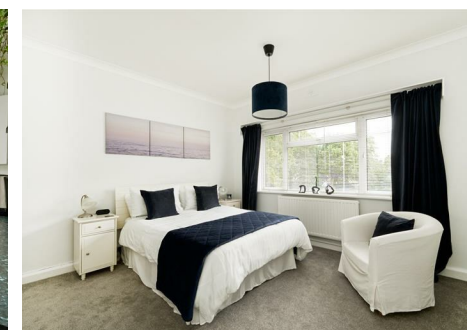


## Devon House

Approximate Gross Internal Area = 779 sq ft / 72.4 sq m



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.



## Hermon Hill, Wanstead

Offers In Excess Of £400,000 Leasehold

- First floor apartment
- Spanning approximately 779 Square Feet
- Generous lounge/diner
- Separate exit via kitchen door to shared terrace
- Moments from Wanstead High Street and Snaresbrook Station
- Two double bedrooms
- Separate kitchen with direct rear access
- Direct access via private front door.
- Newly redecorated and recarpeted



# Hermon Hill, Wanstead

Petty Son & Prestwich are pleased to offer to market this spacious first floor flat perched just off of Wanstead High Street, spread over 779 Square feet and offering two double bedrooms and close proximity to Snaresbrook Central Line Station.



Council Tax Band: C



Located on the edge of Wellesley Road, in the heart of Wanstead Village, this spacious apartment offers the perfect balance of convenience and comfort. Just 230 feet from Wanstead’s vibrant High Street and only 0.3 miles from Snaresbrook Station, it’s an ideal choice for commuters looking for a quick, door-to-door journey into the city.

Accessed via its own private front door, this apartment boasts generous, newly redecorated rooms, with fresh flooring and carpeting throughout. As you step inside, you’re greeted by a bright and airy central entrance hall, complete with a large overhead skylight that floods the space with natural light. The apartment features two exceptionally spacious double bedrooms, each offering plenty of room to relax and unwind. The principal bedroom is particularly impressive, with wall-to-wall fitted wardrobes and ample space to easily accommodate a super-king bed and additional furniture. The kitchen is a practical yet stylish space, complete with a breakfast bar, a good range of storage, and utility areas. A convenient door at the rear provides easy access, allowing you to quickly remove kitchen waste without having to carry it through the home. The well-proportioned bathroom features a large bath with an overhead shower, perfect for a relaxing soak or a quick morning refresh.

EPC Rating: E53  
Council Tax Band: C  
Lease Information: 125 years from 25 March 1992 (93 years currently remain)  
Ground Rent: £50 per annum  
Service Charge: N/A  
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

**RECEPTION/DINING ROOM**  
15'4" x 12'7"

**KITCHEN**  
11'4" x 9'10"

**BEDROOM ONE**  
14'9" x 12'7"

**BEDROOM TWO**  
10'10" x 9'2"