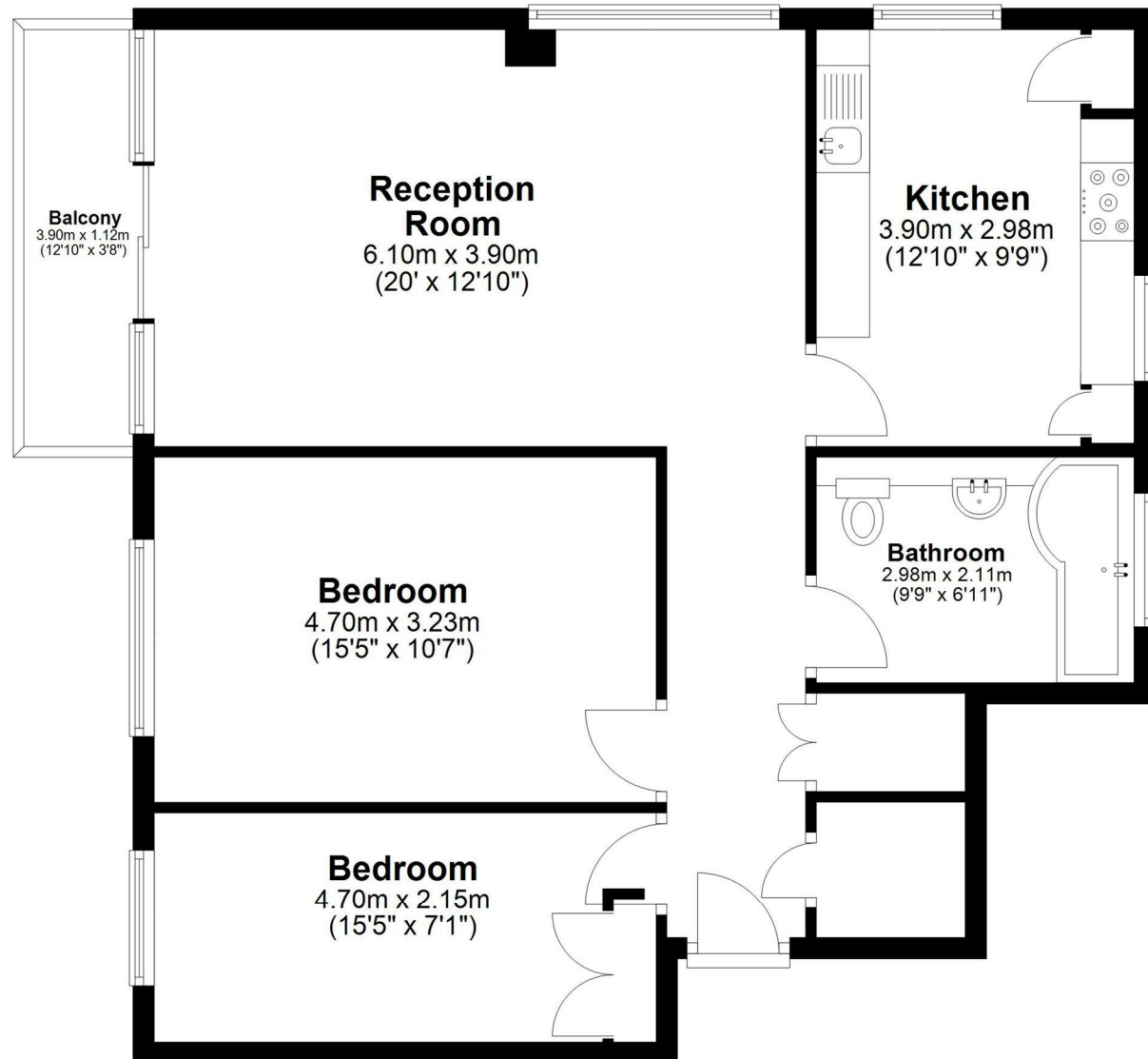


### Fourth Floor

Approx. 78.8 sq. metres (848.2 sq. feet)  
(excluding Balcony)



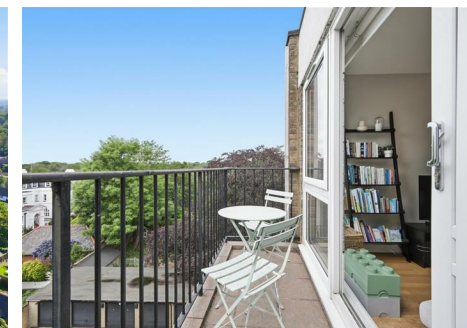
Total area: approx. 78.8 sq. metres (848.2 sq. feet)

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.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp.□

### Orwell Lodge



### Orwell Lodge, Hermitage Walk, South Woodford

£575,000 Share of Freehold

- Two double bedroom apartment
- Stunning views towards Eagle Pond
- Approximately 848 square foot of accommodation
- Lounge/Diner
- 0.3 miles to Snaresbrook Station and Wanstead High Street
- Private South facing balcony
- Cul-de-sac location
- Residents parking and garage
- Beautifully presented throughout

# Orwell Lodge, Hermitage Walk, South Woodford

With stunning views towards Eagle Pond, Canary Wharf and the wider London skyline from the private South facing balcony, this spacious two bedroom fourth floor apartment offers 848 square feet of living space.



Council Tax Band: D



Perfectly positioned just 0.2 miles from Snaresbrook Station and Wanstead High Street, this apartment offers a lifestyle that effortlessly combines the energy of London living with the calm of open green surroundings. You are also within close proximity to a range of excellent schools including Snaresbrook Prep, Forest, Snaresbrook Primary, Wanstead Church and Our Lady of Lourdes.

Set within a quiet cul-de-sac on the edge of Epping Forest, the apartment feels wonderfully removed from the pace of the capital. With peaceful views stretching across Eagle Pond towards Snaresbrook Crown Court, the surroundings create a sense of space and tranquillity rarely found so close to Central London. Weekend walks through the forest, runs around the nearby green spaces or simply relaxing on the balcony watching the changing seasons all become part of everyday life here.

The development itself is equally well suited to modern living, offering secure residents' parking, a large garage en bloc that has room for a car and bicycles and/or additional storage, and well-maintained and recently refurbished communal areas accessed via a secure entry phone system. Lift access adds another layer of practicality, whether returning with shopping, luggage or pushchairs after a busy day.

Extending to approximately 848 sq. ft., the apartment has been thoughtfully arranged to make the very most of its proportions, natural light and spectacular outlook. The stylish contemporary kitchen and bathroom sit to the rear, while both double bedrooms and the spacious lounge/dining room are orientated towards the south-facing aspect and uninterrupted views. Opening onto a private balcony, the living space is perfectly designed for relaxing, entertaining or simply enjoying the light and scenery throughout the day.

Lease Information: 999 years from 1st January 2017 (989 years currently remain)  
Service Charge: £2136.47 per annum (reviewed annually)  
Ground Rent: N/A  
EPC Rating: C76  
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

20' x 12'10"

## Kitchen

12'10" x 9'9"

## Bedroom

15'5" x 10'7"

## Bedroom

15'5" x 7'1"

## Bathroom

9'9" x 6'11"

## Balcony

12'10" x 3'8"