

Total area: approx. 73.8 sq. metres (794.8 sq. feet)

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**Hermon Hill**



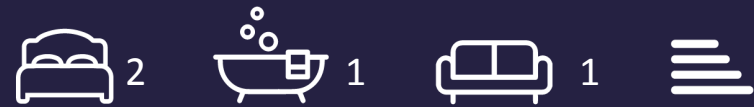
## Hermon Hill, Wanstead

Asking Price £580,000 Leasehold

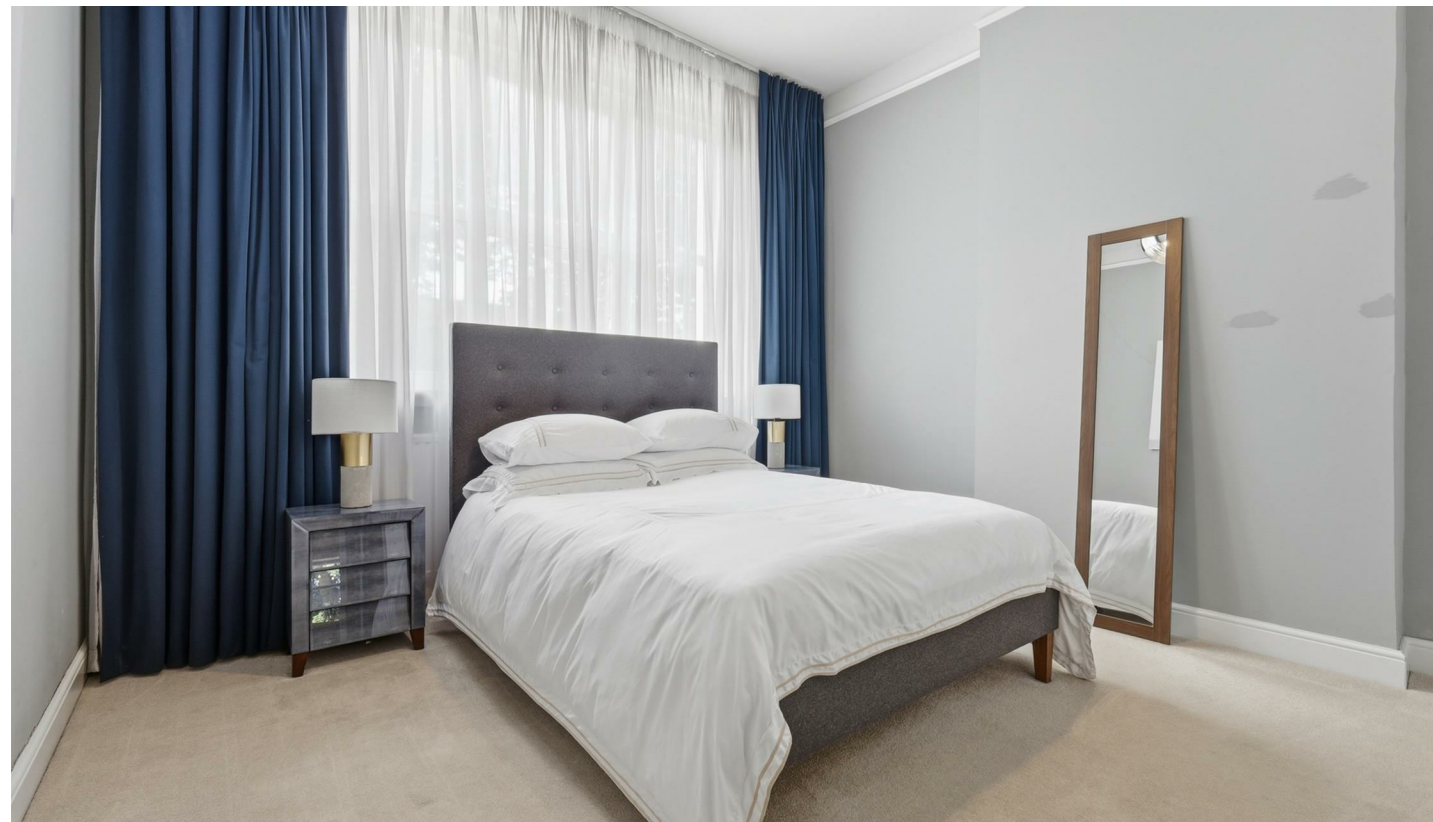
- Ground floor period conversion
- Two bedrooms
- Beautiful, large bathroom
- Private rear garden
- 0.2 Miles to Wanstead High Street
- 794.8 square foot of living accommodation
- Stunning, contemporary kitchen/diner
- Sitting room measuring 18'9 x 11'4
- Allocated parking space
- 0.3 Miles to Snaresbrook Station

# Hermon Hill, Wanstead

Petty Son & Prestwich are proud to offer to market this stunning, two bedroom, ground floor period conversion with direct access to its own, private garden.



Council Tax Band: C



Situated at the beginning of Hermon Hill, a well-established road known for its handsome period homes, this beautifully presented ground floor apartment enjoys excellent access to local amenities and transport links, with Snaresbrook Station just 0.3 miles away and Wanstead Station within 0.6 miles, both offering direct Central Line services into the City and West End.

Forming part of an impressive double-fronted period residence set behind a generous frontage, the apartment benefits from an allocated off-street parking space, a valuable feature in this well-connected location. As you enter the apartment, the welcoming entrance hall leads to a generously proportioned principal bedroom where the impressive ceiling heights have been cleverly utilised to accommodate two substantial floor-to-ceiling wardrobes, providing excellent storage while maintaining a wonderful sense of space.

To the rear, the spacious reception room measures an impressive 18'9" x 11'4" and enjoys views across the private garden. Bespoke shelving adds character and practicality, while an opening leads through to a stylish kitchen/dining room. Finished with sleek high-gloss cabinetry in contrasting white and grey tones, complemented by under-cabinet lighting, the kitchen incorporates an integrated fridge, freezer, oven, induction hob and extractor.

Beyond the kitchen, a small inner lobby leads to a beautifully appointed bathroom. Triple-aspect windows fitted with plantation shutters provide excellent natural light and ventilation, while a freestanding bath and separate shower enclosure offer both practicality and comfort.

The generous proportions of the room further enhance its appeal. A second well-proportioned bedroom, currently arranged as a home office, provides flexibility for those working from home or seeking additional guest accommodation.

The apartment also enjoys direct access to a private, low-maintenance rear garden, enclosed by a charming brick wall and enhanced by an array of potted planting, creating an attractive outdoor space for relaxing or entertaining.

Lease Information: 125 years from 1st January 1986 (85 years currently remain)  
Service Charge: £1000 approx. per annum (reviewed annually)  
Ground Rent: £100 per annum  
EPC Rating: TBC  
Council Tax Band: C  
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

## Reception Room

18'9" x 11'4"

## Kitchen

16'8" x 8'3"

## Bedroom

12'6" x 12'10"

## Bedroom

10'10" x 8'9"