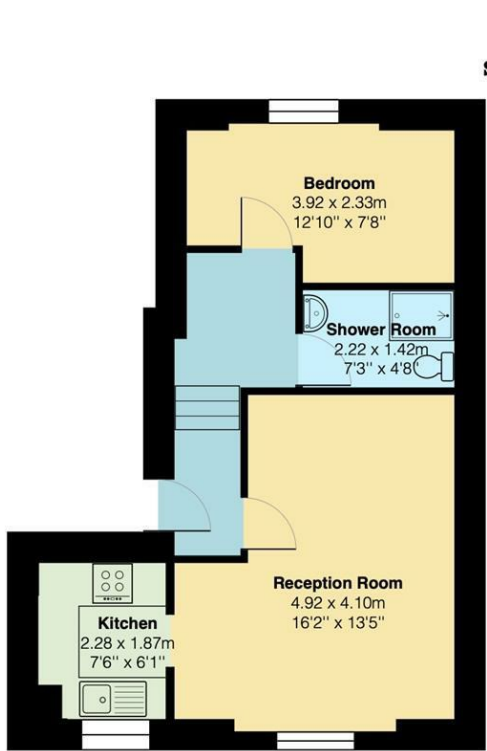




First Floor

Total Area: 40.0 m² ... 430 ft²

All measurements are approximate and for display purposes only

Reception Room
16'1" x 13'5"

Kitchen
7'5" x 6'1"

Shower Room
7'3" x 4'7"

Bedroom
12'10" x 7'7"



HERMON HILL, WANSTEAD

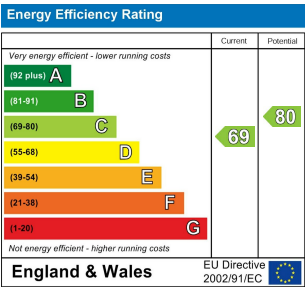
Offers In Excess Of £300,000 Leasehold
1 Bed Maisonette



Features:

- One Double Bedroom
- Period Conversion
- Private off Street Parking
- Close to Snaresbrook station
- A short walk to High Street Wanstead
- Chain Free
- Close to Eagle Pond
- Great First Time Buy

Set within an attractive period conversion on leafy Hermon Hill, this one bedroom maisonette offers bright, well-proportioned living with the added benefit of private off street parking and a chain free sale. Snaresbrook Station is just a short walk away, while Wanstead High Street, Eagle Pond and the surrounding green spaces are all close by, making this a wonderful first step onto the property ladder.



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IF YOU LIVED HERE...

Climb the stairs to your first floor home and you'll find a practical layout that makes excellent use of the space. The reception room is a beautifully bright setting for relaxing or entertaining, with a large window drawing in plenty of natural light and enough room for both seating and dining areas. Just off the living space, the separate kitchen is neatly arranged with sleek white cabinetry, timber worktops and open shelving, creating a clean, contemporary finish that's both stylish and practical.

The double bedroom sits quietly at the opposite end of the home, overlooking the greenery outside and offering a calm retreat at the end of the day. Between the bedroom and reception room, the shower room is smartly presented with modern fittings and a generous walk-in shower. Throughout, the interiors are well cared for, with a neutral palette that makes it easy to settle straight in. As a period conversion, the home combines character with everyday practicality, and the private off street parking is an especially valuable addition in this

sought-after part of Wanstead.

WHAT ELSE?

- Snaresbrook Station is just a short walk away, putting the Central line within easy reach for quick journeys into the City and West End.
- Wanstead High Street is nearby, with favourites including Provender, Bare Brew and a great selection of independent shops, cafés and restaurants.
- Eagle Pond, Wanstead Flats and Epping Forest are all close at hand, offering beautiful open spaces for morning walks, weekend runs and peaceful afternoons outdoors.



A WORD FROM THE EXPERT...

"Being a country girl at heart, for me Wanstead is the perfect blend of village/city living. With excellent transport links into the city, I often meet up with friends to explore the wonders of London. But I also enjoy going for long, leafy walks with Hollow Ponds and Wanstead Park on my doorstep. I was first attracted to Wanstead by its charming High Street, lush green spaces and choice of excellent schools. Since moving here, I have discovered some new favourites — for breakfast La Bakerie, lunch at Otto and The Duke for the best roast around. I love to stay active, and here in Wanstead you have lots to choose from. From organised yoga at Christ Church Green, personal training sessions at Target Fit or jogging around the various nature trails of Epping Forest. There is a great sense of community here in Wanstead, with informative Facebook groups, street parties, a monthly farmers' market and the local jumble trail. I have made many friends locally, there is a genuine community spirit here and I am proud to call Wanstead my home."

KYLI CLAYTON
E11 ASSISTANT BRANCH MANAGER

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