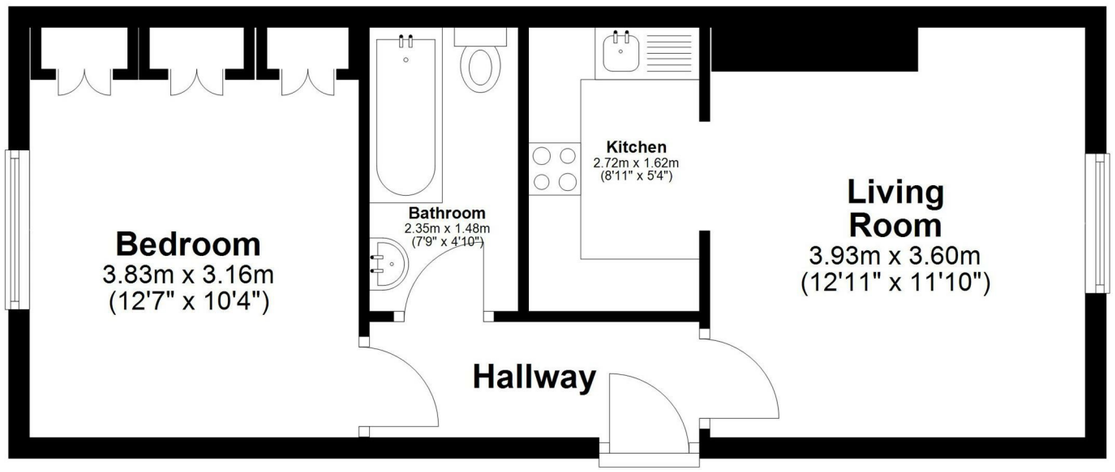
# Ground Floor

Approx. 39.2 sq. metres (422.1 sq. feet)




Total area: approx. 39.2 sq. metres (422.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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.

## Hermon Hill

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk










## Hermon Hill, Wanstead

### Asking Price £295,000 Leasehold

- One bedroom
- Ground floor
- Chain free
- Communal garden
- Victorian conversion
- Fitted bathroom and kitchen
- 0.3 miles to Snaresbrook Station

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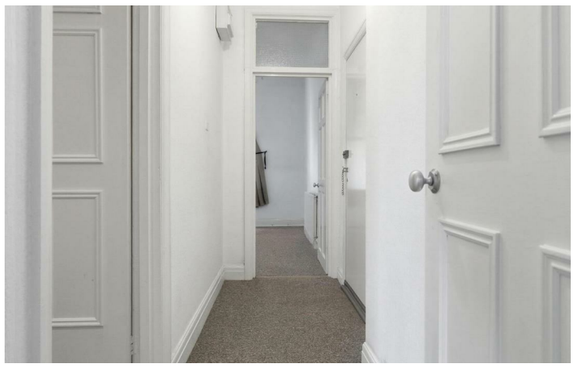
# Hermon Hill, Wanstead

Petty Son & Prestwich are delighted to present for sale this charming one-bedroom, ground floor period conversion, offered to the market chain free.

1 | 1 | 1 | C | Council Tax Band: C







Situated on the sought-after Hermon Hill; a picturesque tree-lined road renowned for its impressive period homes, the property enjoys an enviable location just 0.3 miles from Snaresbrook Station and only 0.4 miles from the vibrant heart of Wanstead, with its popular boutiques, cafés, restaurants, and excellent Central Line connections.

Internally, the property offers a generously sized double bedroom complete with floor-to-ceiling fitted wardrobes spanning the width of the room, providing excellent storage.

The spacious lounge can accommodate both a small lounge and dining area and flows into a white shaker-style fitted kitchen, complemented by contrasting black worktops.

Forming part of an elegant former Victorian villa, this attractive home is being offered chain free and presents an ideal opportunity for first-time buyers, investors seeking a strong addition to their portfolio, or those searching for a well-connected London pied-à-terre close to outstanding transport links.

Lease Information: 174 years from 9th November 2017 (165 years currently remain)
Service Charge: £1300 per annum (reviewed annually)
Ground Rent: Peppercorn per annum
EPC Rating: C73
Council Tax Band: C
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

### Reception Room
12'11" x 11'10"

### Kitchen
8'11" x 5'4"

### Bedroom
12'7" x 10'4"