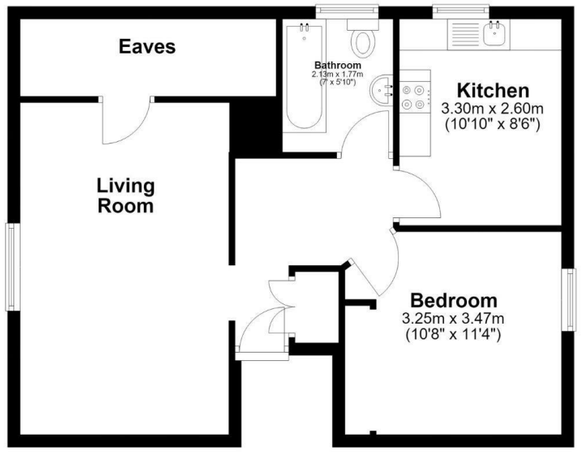
Gross Internal Area = 49.3 sq. metres / 530.4 sq. feet
Eaves = 5.6 sq. metres / 60.5 sq. feet

Second Floor

Approx. 49.3 sq. metres (530.4 sq. feet)
(excluding Eaves)



Total area: approx. 49.3 sq. metres (530.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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Plan produced using PlanUp.

Hermon Hill

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020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

PETTY SON & PRESTWICH
EST.1908









Hermon Hill, Wanstead

Asking Price £350,000 Leasehold - Share of Freehold

- Victorian conversion
- Top floor
- Communal parking area
- 0.3 miles for Snaresbrook Station
- One double bedroom
- Garden
- Chain free
- Share of Freehold

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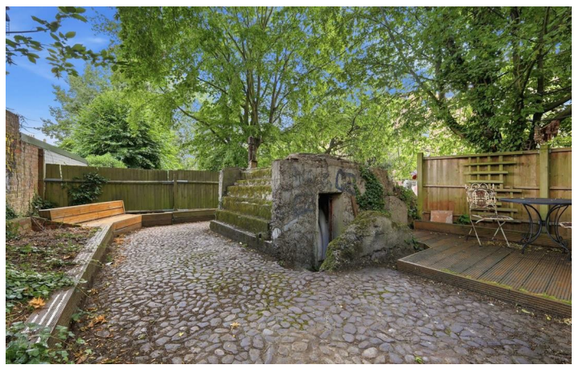
Hermon Hill, Wanstead

Petty Son & Prestwich are delighted to offer for sale this beautifully presented one-bedroom top-floor Victorian conversion, ideally situated in the heart of Wanstead.

1 | 1 | 1 | D | Council Tax Band: B







Located just 0.3 miles from Wanstead High Street and Snaresbrook Central line Station, this charming apartment forms part of an elegant former Victorian townhouse. The property benefits from share of freehold, double-glazed windows and newly fitted carpets.

The apartment is particularly appealing for its bright and airy feel, with generous proportions throughout creating a surprisingly spacious home. The beautifully presented living room provides a warm and welcoming space, enhanced by a striking feature fireplace, while the separate shaker-style kitchen is a real highlight, combining attractive sage cabinetry with chunky timber worktops, stylish white metro-tiled splashbacks and integrated appliances. The spacious double bedroom includes a built-in wardrobe, while the contemporary bathroom is fitted with a modern suite and overhead shower. Additional storage is provided throughout the apartment, whilst the home enjoys the unique advantage of a sky light in the hallway to allow the light to flood in and create a bright and welcoming entrance.

Further benefits include residents' unallocated parking to the front of the property and access to a garden. The garden is currently divided into four private gated sections by the freeholders, with one section allocated to each apartment, creating a peaceful outdoor retreat ideal for al fresco dining and relaxing during the warmer months.

Offered chain free and with a share of the freehold, this property presents an excellent opportunity for first-time buyers, downsizers, or investors alike. Positioned on Hermon Hill, the apartment enjoys a highly sought-after location within easy reach of Wanstead High Street's popular independent cafés, restaurants and boutiques, as well as London Underground and the picturesque Eagle Pond.

Lease Information: 125 years from 2nd October 2015 (114 years currently remain)
Service Charge: N/A
Ground Rent: N/A
EPC Rating: D64
Council Tax Band: B
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room
15'8" x 10'11"

Kitchen
10'10" x 8'6"

Bedroom
10'8" x 11'5"