



Total Area: 36.4 m<sup>2</sup> ... 391 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Lounge/Dining room  
 12'11" x 13'5"

Bedroom  
 12'9" x 9'10"

Storage

Bathroom  
 3'3" x 7'4"

Kitchen  
 8'9" x 4'11"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(49-60) C			
(39-48) D			
(29-38) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	78
EU Directive 2002/91/EC			



## HERMON HILL, WANSTEAD

£1,550 Per Calendar Month  
 1 Bed Flat



### Features:

- Victorian Conversion
- One Double Bedroom
- Recently Refurbished
- Close to Snaresbrook Underground
- Allocated off-street parking
- First Floor Flat
- Walking Distance to Wanstead High Street
- Holding Deposit: equivalent to one week's rent capped at £400

A recently refurbished, bright and tranquil one bedroom apartment on the first floor of a substantial Victorian townhouse. Just moments from Wanstead High Street, you have the heart of this popular East London village on your doorstep.

You're never far from nature here, with the vast green expanse of Epping Forest and the tranquil blue waters of Eagle Pond less than a half mile away on foot.

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#### IF YOU LIVED HERE...

The handsome brick frontage and elegant entrance hall are both immediately impressive. Inside, the heart of your new home will be the 175 square foot lounge, where large sash windows frame leafy treetop views and broad blonde engineered hardwood runs underfoot. Walls are finished in a calming mint white and you have an open hearth in the chimney breast.

Just across the hall from the lounge is your kitchen, with a brand new suite of fitted cabinets, timber worktops and metro tile splashbacks, plus integrated appliances and chrome fittings. Your bedroom's a substantial double of 130 square foot with welcome fitted storage off to one side, more white and blonde finishes and a sparkling en suite shower room, with underfloor heating and dove grey metro tiling from floor to hip.

Outside and all the hustle and bustle of Wanstead High Street is

just two minutes walk. Here you'll find a pleasant, village community and a wealth of independent shops and cafes. Be sure to try the delicious home made delights at The Larder. There're some great gastropubs here too - The Cuckfield and the recently relaunched The Bull both offer food, wine and surroundings the equal of anything you'll find in central London.

#### WHAT ELSE?

- Despite the peaceful location you're not far away from the City. Liverpool Street is just sixteen minutes direct from Snaresbrook tube station (itself less than five minutes away). While the West End is just a little further along the central line.
- You have allocated off street parking and drivers can be on the North Circular in less than five minutes.
- Don't overlook nearby Nightingale Lane, ever so slightly off the beaten track with its own fine array of award winning gastropubs.



#### A WORD FROM THE OWNER...

"I bought this flat in 2016 and completely renovated it to create a beautiful space. The lounge is a great size and has been home to lots of fun dinner parties. It is an incredibly peaceful flat, backing on to quiet, mature treed gardens. The flat gets sunshine throughout the day. Blackout blinds in the bedroom and the quiet aspect means it's the perfect place for a weekend lie in! I love the local area: Bear Brew Cafe, just a five minute walk, away does incredible food and coffees and is my favourite spot for a weekend brunch. Wanstead Park is a beautiful part of Epping Forest and great for a walk in the evenings and weekends. I have loved living here, it has been a really happy home!"

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