



Kitchen  
6'1" x 9'6"

Reception  
11'6" x 13'1"

Bathroom  
4'5" x 8'7"

Bedroom  
8'6" x 13'1"

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## HERMON HILL, WANSTEAD

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



### Features:

- One Bedroom Flat
- Situated On The Top Floor Of A Striking Double Fronted Building
- Chain Free
- Designated Off Street Parking Space
- Desirable Location Close To Wanstead High Street
- Short Walk To Both Snaresbrook and Wanstead Stations

Set on Hermon Hill, close to Wanstead High Street, this chain free one bedroom flat sits on the top floor of a striking double fronted building, with a designated off street parking space and both Wanstead and Snaresbrook stations a short walk away. It's a well connected spot, but one that still feels calm and settled, with the best of Wanstead close at hand.

REQUEST A VIEWING  
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#### IF YOU LIVED HERE...

Coming in through the hall, the reception room is the heart of the home, a bright and well proportioned space with soft neutral tones, coving overhead and plenty of room to arrange living, dining and working areas with ease. Just off this room, the separate kitchen is neatly planned and finished in a clean, simple style, with white cabinetry, dark worktops and tiled splashbacks keeping everything practical and easy to live with. Across the hall, the bedroom is a peaceful double with a large window bringing in plenty of natural light, while the bathroom sits neatly between the principal rooms and is finished with a full bath and overhead shower. The layout

is straightforward and well considered, and being on the top floor adds an extra sense of quiet. Altogether, it's a comfortable, unfussy home in one of Wanstead's most loved settings.

#### WHAT ELSE?

- Wanstead High Street is close by for cafés, shops and day to day essentials
- Both Wanstead and Snaresbrook stations are within easy walking distance for Central line connections
- Designated off street parking is a rare and welcome extra in this part of E11
- Chain free, making for a simpler move
- Set on the top floor of a handsome double fronted building on one of Wanstead's best known roads



#### 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 BRANCH MANAGER

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