



Reception Room  
12'9" x 18'0"

Kitchen  
7'7" x 5'7"

Storage

Bedroom  
9'6" x 9'3"

Bathroom  
12'9" x 6'2"

Eaves storage

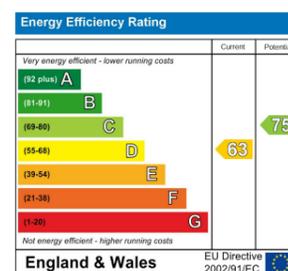
Bedroom  
12'9" x 10'5"

Void

Garden  
approx 42'1" x 13'11"

Total Area (Excluding Eaves Storage): 68.3 m<sup>2</sup> ... 736 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.



## HERMON HILL, WANSTEAD

Offers In Excess Of £400,000 Leasehold  
2 Bed Maisonette



### Features:

- Two Bedroom Split Level Maisonette
- Private Entrance
- Spacious Rooms
- Front Garden
- Allocated Parking Space
- Plenty Of Storage
- Set within A Desirable Development Close To Wanstead High Street
- Short Walk To Snaresbrook Station
- Chain Free

A bright and spacious two bedroom split level maisonette with a private entrance, allocated parking and access to communal gardens, all set within a peaceful Wanstead development just a short walk from Snaresbrook Station and Wanstead High Street. Offered chain free, this well-proportioned home provides generous living space in one of East London's most well-loved neighbourhoods.

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

Your home unfolds across multiple levels, creating a sense of separation and space rarely found in flats. The reception room is an impressively sized eighteen foot living area, filled with natural light and offering ample room for relaxing, dining and entertaining. The adjoining kitchen is neatly arranged and practical, making good use of the available space, while built-in storage throughout the property helps keep everything neatly organised.

Upstairs you'll find two well-sized bedrooms, including a particularly generous principal bedroom, alongside further storage including eaves space. The large bathroom sits beneath a skylight which brings in plenty of natural light, adding to the bright and airy feel across the upper level.

Outside, the development enjoys well-kept communal gardens where you can spend time outdoors or enjoy a little greenery close to home. The added benefit of an allocated parking space

also makes day-to-day living that much easier.

#### WHAT ELSE?

- Wanstead High Street is just a short walk away, with a wide choice of independent cafés, bakeries, restaurants and local shops creating the area's much-loved village feel.
- Snaresbrook Station is close by for the Central Line, with direct connections into Stratford, Liverpool Street and the West End. Being chain free can simplify the buying process for purchasers who are ready to move. The generous proportions, excellent storage and sought after Wanstead location make this a practical home well suited to long term living.



#### 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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