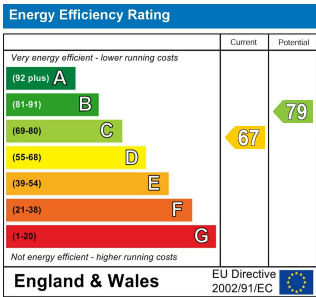




Total Area: 55.5 m² ... 597 ft²

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 £475,000 Leasehold
1 Bed Apartment - Conversion



Features:

- Recently Refurbished Lower Ground One Bedroom Conversion
- 90 ft Private Garden
- Own Front Door and Bespoke Fitted Wardrobes
- Ample Storage Throughout Including Large Hallway Storage Cupboard
- Recently Extended Lease
- Close to Snaresbrook and Wanstead Stations
- Moments to Wanstead Village
- Shed at the End of the Decking Area
- Planning Permission Granted to Convert to a Two Bed
- Chain Free

Set on the lower-ground floor of a grand Victorian property, this tastefully renovated one-bedroom period conversion is located in a lovely spot between the edge of Epping Forest and the charming amenities of Wanstead. Inside you'll find an excellent balance between traditional features and contemporary updates, while outside you've got a large private garden. Not only is it on the market chain-free, it already has planning permission granted.

As well as being close to Wanstead, you can also enjoy the brilliant benefits of South Woodford, and as for travelling beyond the area, you're just five minutes away from Snaresbrook station for the convenient Central line.

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hello17@stowbrothers.com
0203 397 9797

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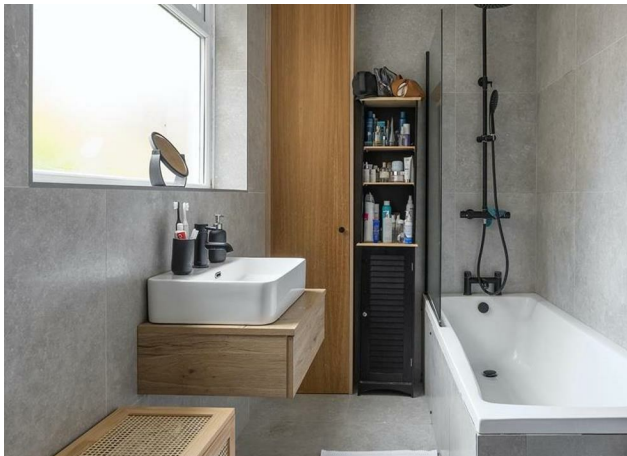
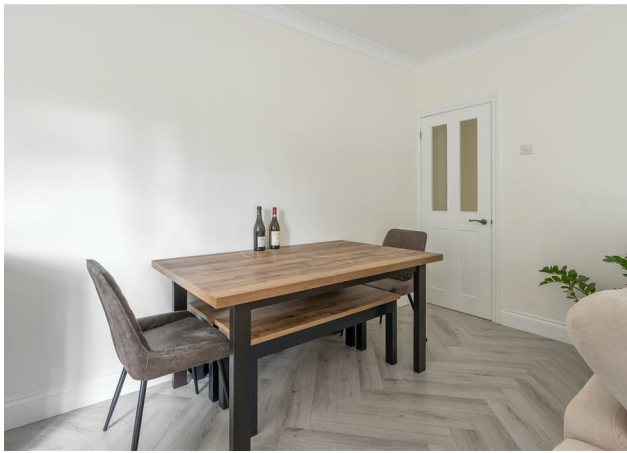
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IF YOU LIVED HERE...

Behind that iconic Victorian frontage and sole-use front door, you'll find a fantastically spacious home with a smart layout that's been thoughtfully designed throughout.

The open-plan lounge/dining room is full of excellent features, such as the custom carpentry and sweeping parquet flooring. The adjoining kitchen is well-placed and equally polished. You'll love the butler basin and vintage-style brass fittings, as well as the smart units and integrated appliances.

The plush double bedroom has bespoke wardrobes, soft carpeting and more lovely features like the space saving column radiator. Meanwhile, the bathroom is sleek and contemporary, with black metalwork and floor to ceiling tiling.

Your private 90 foot garden is a show-stopper of a space, with a generous side return, spacious lawn and sun-trap decked area at the rear.

As for beyond, venture towards the village-esque hub of Wanstead and you'll feel a world away from the city. With everything from horse riding, farmer's markets, charming pubs and those rolling green spaces on your doorstep, it's easy to forget that you're only about 17 minutes away from the city on the tube.

Snaresbrook station is just five minutes on foot, so you really can get away speedily.

If you want to stay local, though, Gail's will always be a winner on work from home days, but for a treat, book in for the excellent Provender Restaurant or the Cardamom Room. Takeaway? Tiffin Tin is fantastically popular throughout the whole area, as is Luppolo Pizza. Your new local? How about the converted 19th century coaching inn The Cuckfield, which is a five minute stroll away.

You also have easy access to South Woodford, where you have even more amenities, including Marks & Spencer, Waitrose and an Odeon cinema. Leyton and Walthamstow are both close to hand too.

WHAT ELSE?

- The mix of independents and chains on the vibrant High Street means you'll never be stuck for any last minute essentials.
- Drivers will be happy to know that the North Circular is conveniently located, but not close enough to impact on all that peace and quiet.
- There are excellent sport facilities available at the nearby Sylvestrian Centre, which is located within independent school Forest School but accessible by the public via membership.



A WORD FROM THE OWNER...

"We fell in love with this flat from the moment we saw it. Despite being in such a central, bustling, and vibrant location, it also feels extremely private and quiet once inside. The spacious, private garden is the jewel of our home, boasting a rare size for London living. We have many happy memories of relaxing in the garden reading, having dinner, or hosting friends for parties and BBQs, as well as bringing our first baby home here and setting up a paddling pool for her once summer came around. We adore living in Wanstead, especially just a stone's throw away from the High Street. One of our favourite daily rituals is an early morning walk with our dog to Christchurch Green, Wanstead Park or Hollow Ponds, grabbing a coffee along the way from one of the many cafes. We also enjoy spending lazy Sundays at the local pubs, all within 10 minutes walking distance. Transport links into central London are unrivaled, with two Central Line stations at each end of the High Street. The flat has been recently refurbished to a high standard, and we will be truly sad to see it go, but it's time for us to let someone else experience its charm and build their memories instead."

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Storage

9'4" x 18'10"

Bedroom

14'3" x 15'0"

Lounge / Dining Room

17'3" x 10'8"

Kitchen

8'0" x 8'0"

Bathroom

Garden



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