

Reception
12'10" x 13'6"

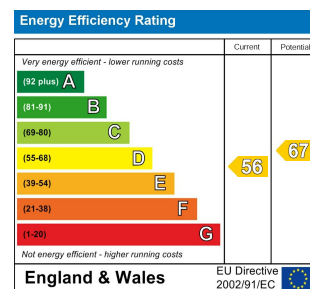
Kitchen
8'8" x 15'3"

Bathroom
10'1" x 5'10"

Bedroom
13'4" x 10'8"

Total Area: 46.4 m² ... 499 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, SOUTH WOODFORD

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



Features:

- Top Floor Flat
- One Double Bedroom
- Separate Kitchen
- Modern Decor
- Communal Garden
- Located Walking Distance to Underground
- Short Walk to Wanstead High Street

A bright and well-presented one bedroom top floor apartment set within a substantial Edwardian property on a tree-lined South Woodford street. With a communal garden, generous room sizes and a separate kitchen, it enjoys a peaceful position while remaining within easy reach of both South Woodford and Snaresbrook stations, Wanstead High Street and the open green spaces of Leyton Flats and Epping Forest.

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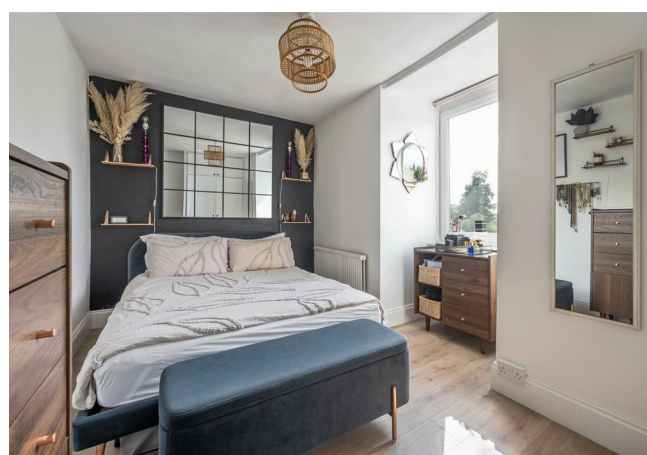
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IF YOU LIVED HERE...

Set on the second floor, this light-filled home is arranged around a central hallway, creating a practical and well-considered layout. To the front, the reception room measures over 13ft in both directions, offering plenty of space for relaxing, dining and working from home. Large windows draw in natural light and enhance the bright, airy feel, while the clean, contemporary décor means you can settle straight in. The separate kitchen sits just alongside, thoughtfully arranged with fitted cabinetry and ample worktop space.

To the rear, the double bedroom is quietly positioned away from the street. At over 13ft long, it's a comfortable and versatile room with space for a full complement of bedroom furniture, while the built-in wardrobe helps keep things organised. A large window frames pleasant rooftop views across the surrounding neighbourhood.

Between the two principal rooms, the bathroom is finished in a

modern style with a bath, shower attachment, washbasin and WC. Outside, residents have access to a generous communal garden with lawned areas and mature planting, providing a welcome spot to enjoy warmer days. Throughout, the apartment is presented in excellent order, with fresh décor and a calm, neutral palette.

WHAT ELSE?

- Wanstead High Street is a short stroll away, home to much-loved local favourites including No.60 Brasserie, The Duke and independent cafés, delis and everyday essentials.
- South Woodford's George Lane offers even more choice, with Bobo & Wild, Mood Lift and Biba & Wren sitting alongside a cinema, library and Waitrose.
- For green space, you're perfectly placed for Leyton Flats, Epping Forest and Roding Valley Park, while both South Woodford and Snaresbrook stations are within walking distance for Central line connections into the City and West End.



A WORD FROM THE EXPERT...

"As a long-time resident and Manager of our South Woodford office, I can say this area captures the best of London living. It offers leafy surroundings, a warm community and great local amenities while staying well connected to the City and West End. I live locally and love exploring on my mountain bike, from the River Roding to Epping Forest and Claybury Park. Having so much green space nearby makes South Woodford feel far removed from central London. Housing is varied, with Victorian, Edwardian, 1930s and modern homes to suit all lifestyles. At the centre is George Lane, home to M&S, Waitrose and independent cafés. The International Supermarket is a local gem for global ingredients, and the Odeon cinema and friendly pubs add to the community feel. For fitness, Boxx & Pause Pilates are popular. With great schools, strong transport links and a real sense of belonging, South Woodford offers an ideal city suburb balance".

TONY PLATT
E18 BRANCH MANAGER

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