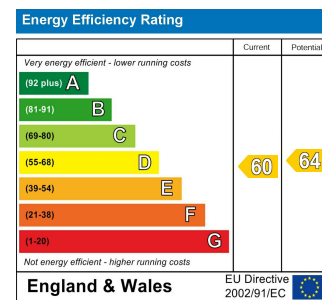


TOTAL APPROX. FLOOR AREA 778 SQ.FT. (72.2 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is 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.
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HERMON HILL, WANSTEAD

£2,150 Per Calendar Month
 2 Bed Flat



Features:

- 2 Double Bedrooms
- High Ceilings
- Herringbone Wood Floor Throughout
- Spacious Lounge/Diner
- Stylish Modern Bathroom
- Neutral Kitchen
- On-Street Parking
- Close to Snaresbrook Underground Station
- Available to One Household

An utterly immaculate two bedroom apartment, sat comfortably on the second floor of a striking period conversion amongst leafy communal grounds mere moments from the bustling independent offerings of Wanstead High Street – the beating heart of this ever popular East London village.

Snaresbrook station is just a seven minute stroll away and will whisk you directly to Liverpool Street in a mere sixteen minutes. Heading to the West End? Tottenham Court Road is just a little further at twenty five minutes direct.

REQUEST A VIEWING
 0203 397 2222

E11, E7, E12 & E15
 hello11@stowbrothers.com
 0203 397 2222

E4 & N17
 hello4@stowbrothers.com
 0203 369 6444

E17 & E10
 hello17@stowbrothers.com
 0203 397 9797

E18 & IG8
 hello18@stowbrothers.com
 0203 369 1818

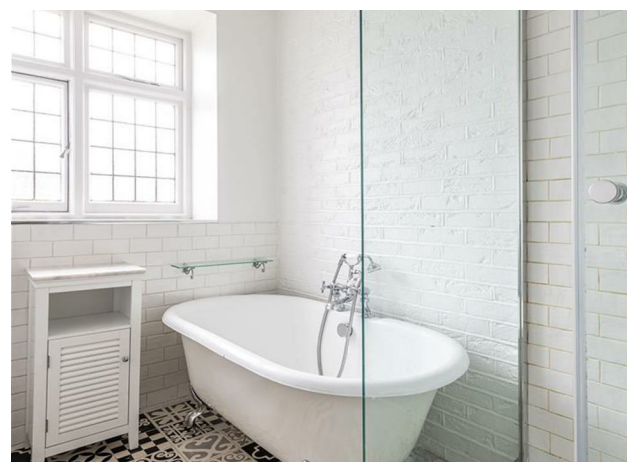
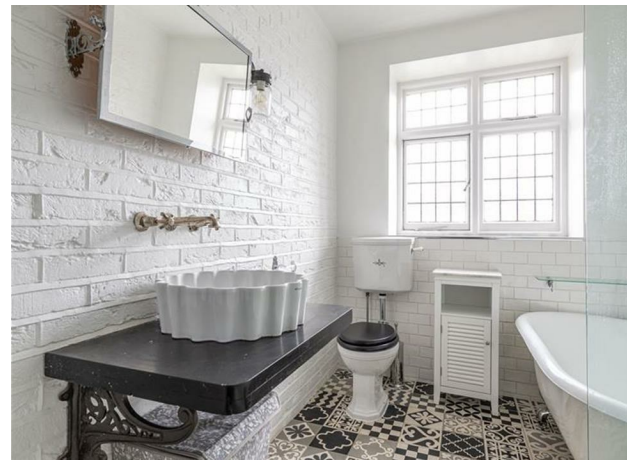
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IF YOU LIVED HERE

You'll be welcoming friends and family into your sumptuous and expertly appointed 270 square foot lounge with a huge bow window and a diagonal, ebony-paned window beckoning in an abundance of natural light, plus an array of original features including beautifully ornate ceiling moulding overhead, a handsome white fireplace and single herringbone parquet flooring underfoot.

Cross the hallway to the kitchen to find an elegant cream suite, Belfast sink, glorious granite countertops and breakfast bar, while next door your bathroom's a breathtaking vision in white. With a vessel sink, classic clawfoot tub and dedicated double length rainfall shower cubicle, this is an ideal space to

wash away the day. Your master bedroom comes in at an enviably huge 200 square feet and enjoys a wealth of storage space, more of that gorgeous vintage parquet flooring and a teal statement wall nestled within an alcove. Lastly, bedroom two's another generous and tranquil double of 130 square feet with exquisite powder grey fixtures.

Outside, Wanstead High Street is less than a third of a mile on foot and home to a whole host of independent establishments. Be sure to explore the menus at The Cuckfield and The Manor House for a foodie pub experience the equal of anything you'll find in the city. The Larder and Gail's Bakery both serve up fresh coffee alongside a wide range of other homemade offerings and you also have artisanal bakers, fishmongers, traditional pie & mash and so much more on your doorstep.



WHAT ELSE?

- Local schools in particular are excellent, with ten primary/secondaries within a one mile radius, all rated 'Good' or better by Ofsted and including the 'Outstanding' Nightingale Primary a mere seven minutes away on foot.
- Drivers have instant access to the A12 and on to the M11, while the North Circular can be reached in four minutes.
- Fancy a stroll? Wanstead itself was formally a royal Tudor hunting ground near Epping Forest and the tranquil green and blue space of the forest and Eagle Pond still remain, they're just half mile away. You'll forget you're in London.

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