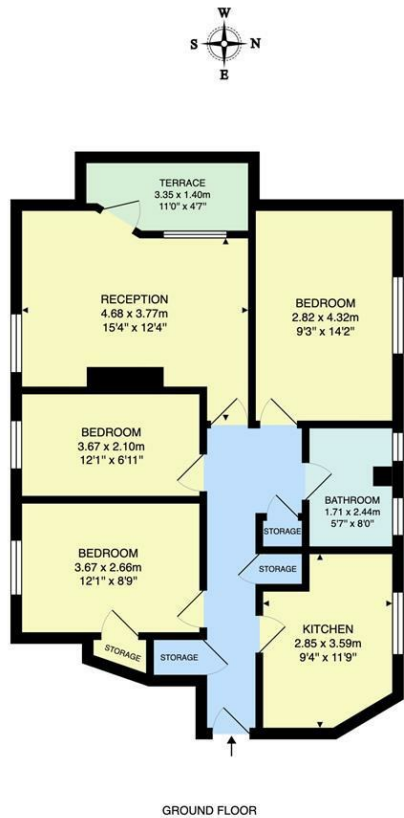




Kitchen
9'4" x 11'9"

Bathroom
5'7" x 8'0"

Bedroom
9'3" x 14'2"

Reception
15'4" x 12'4"

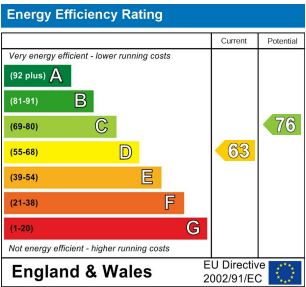
Terrace
10'11" x 4'7"

Bedroom
12'0" x 6'10"

Bedroom
12'0" x 8'8"

Total Area (Excluding Terrace): 74.1 m² ... 798 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.



HERMITAGE WALK, SOUTH WOODFORD

Offers In Excess Of £400,000 Leasehold
3 Bed Apartment - Purpose Built



Features:

- Three Bedroom Apartment
- West Facing Balcony
- Ground Floor
- Just under 800sqft
- Plenty Of Storage Options
- Close To Wanstead High Street
- Edge Of Epping Forest & Prestigious Firs Estate
- 5min Walk to Snaresbrook Station
- Chain Free
- Communal Gardens

A pleasantly spacious three bedroom apartment on the ground floor of a handsome, low rise brick development just a five minute stroll from the epic greenery of Epping Forest. The bustling heart of Wanstead Village is just five minutes further.

You have a west-facing balcony just off your lounge, looking out over the development's green grounds. The perfect spot to relax with a coffee.

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IF YOU LIVED HERE...

Everything's arranged around your central hallway, with hardwood underfoot and a broad, spacious feel. First on the right is your kitchen, where the engineered timber gives way to white floor tiling surrounded by flanks of matching cabinets and dark, contrasting countertops. Next door your bathroom's pristine in white, tiled from top to toe, with a shower over the tub.

All three bedrooms are solid doubles, ranging from eighty five to 110 square feet, all softly carpeted and finished in striking, characterful colour schemes. Your reception room totals an impressive 180 square feet, with mint green walls and plenty of natural light courtesy of a large window looking out to your balcony and the green grounds beyond.

Outside and, as noted, the tranquil blue waters of Eagle Pond and endlessly explorable Epping Forest are just five minutes on foot. It's easy to forget you're in London here. Another perk of your enviable location is the ten minute stroll to Wanstead High Street,

the bustling heart of this ever-popular East London village, home to a great choice of independent bars, gastropubs and restaurants. Try former coaching inn The Cuckfield for a delicious, varied menu.

WHAT ELSE?

- Snaresbrook tube station is just ten minutes' walk for direct sixteen minute runs to Liverpool Street via the Central line, and a door to door City commute of less than half an hour. Tottenham Court Road, for the West End, is just nine minutes further.
- The property is presented chain free, for that all important, hassle free move.
- Parents will be pleased to find four 'Outstanding' primary schools all less than twenty minutes walk away, with a further seven primary/secondaries all rated 'Good' and just as close.



A WORD FROM THE OWNER...

"The property is set in a fantastic location, close to Snaresbrook & South Woodford Tube Stations as well as Wanstead High Street & George Lane. Epping Forest is also right on our doorstep and we have enjoyed many a walk or bike ride here. Since having my son this location has made it so easy to do many different activities with him close to home. The spaciousness of the flat also gives him a lot of space to run around. We will miss living here and especially what the location has to offer."

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