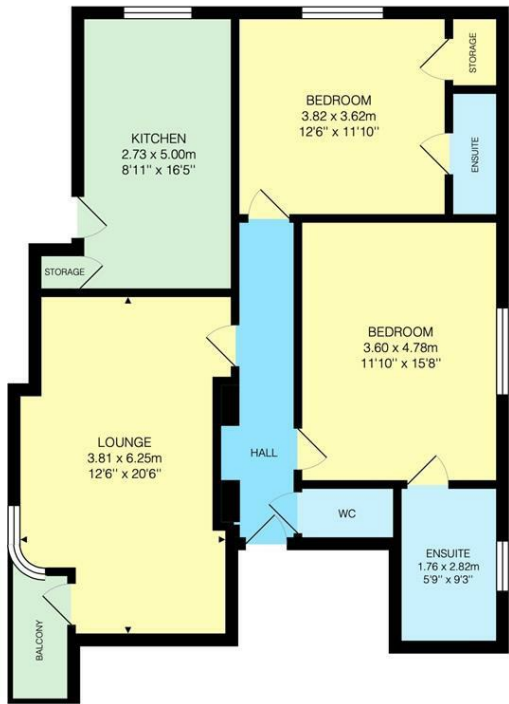
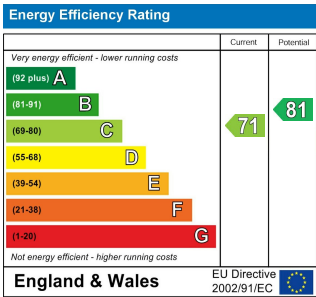




Total Area (Excluding Balcony): 87.8 m<sup>2</sup> ... 945 ft<sup>2</sup>

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.



## WOODFORD ROAD, SOUTH WOODFORD

### Offers In Excess Of £500,000 Leasehold

### 2 Bed Apartment - Purpose Built



#### Features:

- Two Double Bedrooms
- Parking
- Share of Freehold
- Close to Snaresbrook Station
- West Facing Balcony
- Communal Gardens
- Two Ensuite Bathrooms
- Close to Eagle Pond
- Chain Free

A really exceptional opportunity to acquire this superlatively well-presented two bedroom, two en suite bathroom first floor apartment in South Woodford. With pristine communal gardens and off-street parking, this is a brilliant find.

Nestled on a tree-lined street in a handsome 1930s block, which has been described as a 'modernist wonder', this home has an amazing west-facing balcony for evening drinks or simply relishing the views of your beautifully landscaped surroundings.

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0203 3691818

**E11 & E7**  
hello11@stowbrothers.com  
0203 397 2222

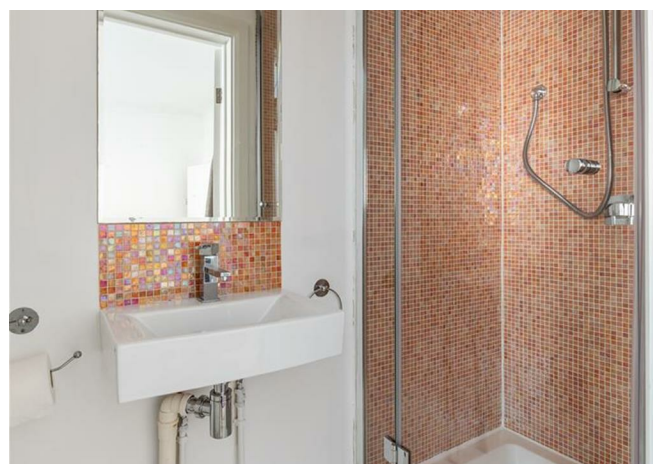
**E17 & E10**  
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**Land & New Homes**  
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## IF YOU LIVED HERE

Your hidden gem is discovered via a secluded driveway bursting with mature foliage. Inside, you'll be speechless at your vast 240 square feet living room. Its amaretti carpet brings warmth underfoot while the large, curvaceous doors, in Art Deco style, lead you to your al fresco sunspot, perfect for a bistro table and seating for two. Your 125 square foot kitchen is perfection with almond ceramic floor tiles complementing high gloss units and tiles of a matching colour palette, offering heaps of storage and work preparation space to satisfy your every culinary desire.

The first of your two double bedrooms is awash with natural light and comes with a WC separate to its en suite. Here you'll find a gorgeous, double sized, standalone rainfall shower in addition to your full-sized tub. A sparkling chrome tower radiator completes the contemporary look. Your second bedroom features dedicated storage and an en suite in welcoming, unfussy, contemporary Design & Decor, giving a Zen experience with its soothing hues of almond and porcelain white.

Hermitage Court is situated within easy ambling distance of a

plethora of Wanstead and South Woodford bars and restaurants. You're thirteen minutes' stroll from Japanese sushi and buns at Sakura, or enjoy your catch of the day, fresh from Billingsgate Market, at the Ark Fish Restaurant. This desirable location is also close to Epping Forest and six minutes from the relaxing environs of Eagle Pond.

## WHAT ELSE

- Parents will be pleased to know you have a choice of seven 'Good' and 'Outstanding' Ofsted rated primary and secondary school within a mile's walk.
- For the tube, you're an amazing seven minutes' walk from Snaresbrook from where the Central line whisks you to Liverpool Street in eighteen minutes. For drivers, the North Circular is just thirteen minutes away.
- The property is offered chain free for a low stress move.



## A WORD FROM THE OWNER...

"When I first saw it, I fell in love with the original Art Deco style of the building, with gorgeous curved window in the living room. I thoroughly enjoyed living in the flat for eight years from 2011 to 2019. The flat was peaceful and I had good neighbours, and the location is excellent. The caretaker, gardener, and residents take pride in the block. The location was perfect for me - Walking distance from the lovely Wanstead High Street, Epping Forest, Central Line, supermarkets in South Woodford. And fast road connections in and away from London.

I had to move out of the flat somewhat reluctantly at the end of 2019, to support my family. But I have been blessed to have high quality tenants who occupied the flat."

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**Lounge**  
12'5" x 20'6"

**Balcony**

**WC**

**Kitchen**  
8'11" x 16'4"

**Storage**



**Bedroom**  
12'6" x 11'10"

**Ensuite**

**Storage**

**Bedroom**  
11'9" x 15'8"

**Ensuite**  
5'9" x 9'3"



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