



Total Area (Excluding Balcony): 85.0 m<sup>2</sup> ... 915 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.

- Reception  
15'10" x 14'2"
- Kitchen/Diner  
8'5" x 13'11"
- Bedroom  
9'4" x 10'9"
- Bedroom  
13'3" x 10'9"
- Bedroom  
9'11" x 10'2"
- Ensuite
- Bathroom
- Storage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## WOODFORD ROAD, SOUTH WOODFORD

### Offers In Excess Of £550,000 Share of Freehold 3 Bed Apartment



#### Features:

- Desirable Art Deco Building
- Three Bedrooms
- Immaculately Presented
- Opposite Epping Forest & Moments From Wanstead High Street
- Larger Than Average Living Room With High Ceilings
- Easy Access To Snaresbrook Station
- Private Balcony
- Short Distance To Eagle Pond
- En-Suite To Main Bedroom
- Lots Of Natural Light

A light-filled and immaculately presented three bedroom apartment, set within a desirable Art Deco building directly opposite Epping Forest. With a larger than average living room, high ceilings, a private balcony and an en-suite to the main bedroom, this is a home that balances character with calm, considered interiors. Perfectly positioned moments from Wanstead High Street and within easy reach of Snaresbrook Station, it offers a rare blend of greenery and connection, complemented by beautifully kept communal gardens to both the front and rear.

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### IF YOU LIVED HERE...

There's something quietly reassuring about coming home to an Art Deco building of this stature. Hermitage Court is one of those addresses that feels established and elegant, framed by mature greenery and well-tended communal gardens at the front and back. The approach sets a calm tone before you even step inside.

Within the apartment, tasteful interiors and a carefully considered palette create an immediate sense of ease. The living room is particularly impressive. Larger than average and enhanced by high ceilings, it's a beautifully bright space with large windows drawing in natural light throughout the day. There's ample room to zone it for relaxing and dining, while doors open onto your private balcony, offering an elevated perch above the greenery.

All three bedrooms are well proportioned, offering flexibility for family life, guests or a dedicated home office. The main bedroom enjoys its own en-suite, thoughtfully finished and neatly arranged, while the additional bathroom serves the rest of the

home. Immaculately presented throughout, the apartment is ready to move into, allowing you to settle in and enjoy both the generous interiors and the shared outdoor spaces that make this setting so special.

### WHAT ELSE?

- You're directly opposite Epping Forest, with miles of walking and cycling routes quite literally across the road. Eagle Pond is also just a short stroll away.
- Wanstead High Street is moments from your door, offering independent cafés, well-regarded restaurants and everyday essentials.
- Snaresbrook Station is within easy reach for swift Central line access into the City and West End.
- Residents benefit from communal gardens to both the front and rear of the building, providing additional outdoor space beyond your private balcony.
- With generous proportions, high ceilings and plenty of natural light throughout, this apartment feels spacious, calm and easy to call home.



### 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, Pause Pilates and Elmhurst Gardens tennis courts 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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