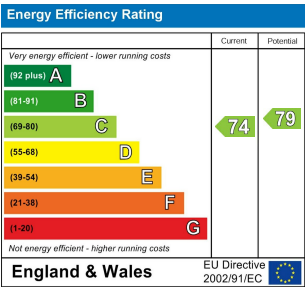


First Floor

Total Area: 67.5 m² ... 726 ft² (excluding balcony)  
All measurements are approximate and for display purposes only.

- Reception Room  
19'1" x 12'7"
- Balcony  
12'7" x 3'6"
- Kitchen  
12'2" x 6'11"
- Bathroom  
7'4" x 6'9"
- Bedroom  
14'9" x 9'3"
- Bedroom  
14'9" x 7'0"



## HERMITAGE WALK, SOUTH WOODFORD

Offers In Excess Of £475,000 Share of Freehold  
2 Bed Apartment - Purpose Built



### Features:

- Share of Freehold Apartment
- Two Bedrooms
- South Facing Balcony with Scenic Views
- First Floor
- Bright & Airy Space
- Private Garage
- Lift Access
- Close to Wanstead High Street
- Short Walk to Snaresbrook Station
- Well Maintained Communal Gardens

This bright and spacious two-bedroom apartment sits on the first floor of a well-kept purpose-built block, just moments from Eagle Pond and the edge of Epping Forest.

Inside, you'll find a generous amount of living space, stylish decor, and a south-facing balcony that fills the home with light. A private garage adds to the convenience.

The location offers the best of both worlds—natural beauty on your doorstep, and Wanstead High Street just a short walk away, with its popular pubs, restaurants, and shops. Snaresbrook station is also nearby, offering fast Central line access into the City.

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#### IF YOU LIVED HERE...

With over 726 square feet of internal space, this first-floor home offers a bright, airy feel and plenty of room to settle in comfortably.

The reception room is filled with natural light thanks to the south-facing balcony doors, offering peaceful, leafy views. The adjoining kitchen adds even more light, with windows on two additional sides. You'll appreciate the warm cork flooring, sleek units, and smart fittings throughout.

Both bedrooms are generously sized and feature built-in storage, while the mid-century modern style bathroom is finished with timber accents, glossy tiles, and contrasting grout. A spacious hallway provides additional storage, and the communal areas are well maintained, adding to the appeal. The lift access here will be extra convenient.

Back outside, venture along the edge of the leafy forest to the village-esque hub of Wanstead. With everything from horse riding, farmer's markets, charming pubs and lush greenery on your doorstep, it's easy to forget that you're only about 17 minutes away from the city on the tube. Your nearest

station is Snaresbrook, which is a nine minute walk away.

If you want to stay local, though, La Bakerie will always be a winner on work from home days, but for a treat, book in for the excellent Provender Restaurant or the Cardamom Room. Takeaway? Tiffin Tin is fantastically popular throughout the whole area, as is Luppulo Pizza.

You also have easy access to South Woodford, where you have even more amenities, including Marks & Spencer, Waitrose and an Odeon cinema. Leyton and Walthamstow are both close to hand too.

#### WHAT ELSE?

- Your new local? How about the converted 19th century coaching inn The Cuckfield, which is a 13 minute stroll away. The Duke Wanstead is another great option, and only slightly further.
- Drivers will be happy to know that the North Circular is conveniently located, but not close enough to impact on all that peace and quiet.
- There are excellent sport facilities available at the nearby Sylvestrian Centre, which is located within the independent Forest School but accessible by the public via membership.



#### A WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets — M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese restaurant Sakura, and the award-winning Indian Grand Trunk Road. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON  
E18 ASSISTANT BRANCH MANAGER

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