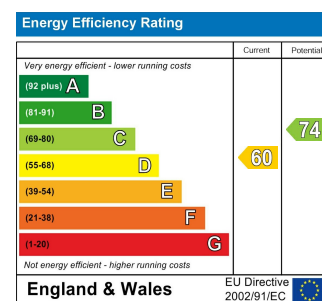


Total Area: 106.3 m² ... 1144 ft²

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.



HERMON HILL, WANSTEAD

Offers In Excess Of £650,000 Leasehold 3 Bed Apartment - Conversion



Features:

- Stunning Period Conversion
- Beautifully Finished by the Current owner
- Large Proportions Throughout
- Kitchen Diner
- Basement Cinema Room/Occasional Bedroom
- Utility Room and Storage
- Large Shared Use Garden, with Direct Access
- Moments from Wanstead Village
- Close to Snarbrook Station

A masterclass in luxurious design & decor, this beautifully converted, split level three bedroom period apartment is just moments from Wanstead High Street. Brimming with sumptuous designer touches, you have a vast shared garden to the rear.

The bustling heart of this ever-popular East London village, Wanstead High Street is home to a charming range of independent cafes, gastropubs and stores, all flanked by open green space and just moments from your front door.

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0203 397 2222

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hello4@stowbrothers.com
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E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
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0203 369 1818

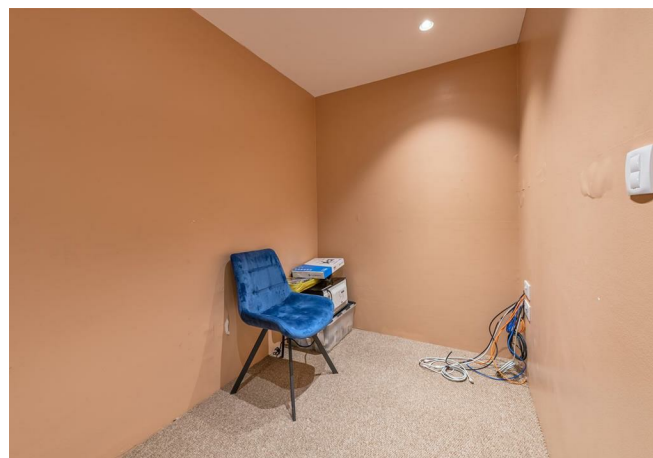
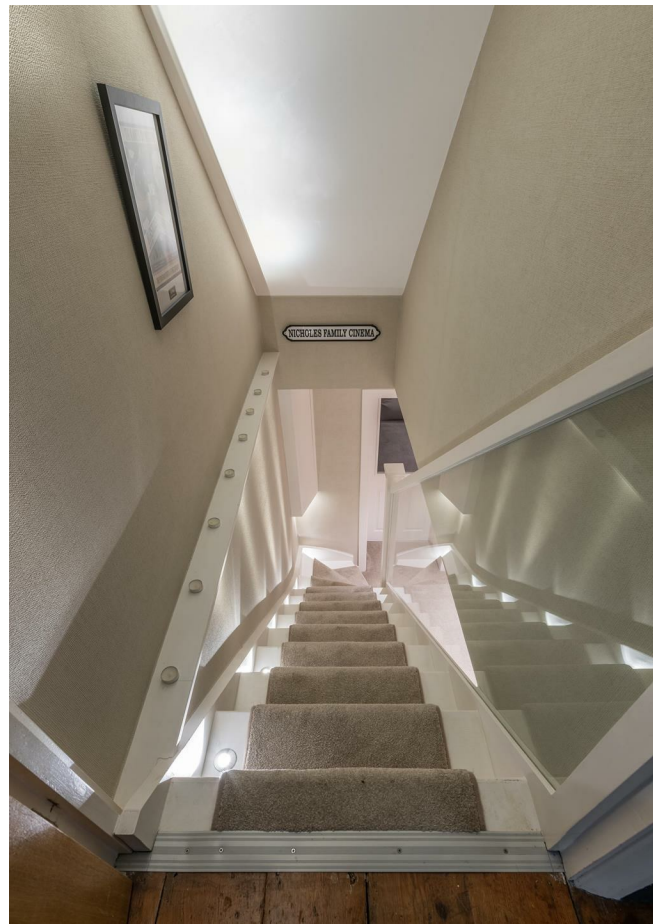
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IF YOU LIVED HERE...

You'll be enjoying an impressive suite of luxury spaces behind that striking facade. Step inside and your colossal reception is on your left. A vast 270 square foot, passionately restored original timber floorboards gleam underfoot, light flows in from the large, raised bay window and a smart pewter hearth sits in the chimney breast. It's a beautiful hosting space and a superb introduction.

Explore further down the hall for your principal bedroom, 150 square feet with whitewashed original timber underfoot, direct garden access and a dedicated dressing room. Bedroom two, currently in use as a study, has still more integrated storage while your family bathroom is an artful affair with freestanding tub, corner rainfall shower cubicle and shiny slate underfoot.

Your kitchen/diner's smartly decked out with glossy cabinetry and a breakfast bar with glorious garden views. Step out here for your vast, 180 foot long shared garden flanked by fencing and screening greenery and with nothing but mature trees on the horizon. Downstairs your lovingly developed basement consists of a third potential bedroom (currently in use as a home cinema), a

gleaming, fresh utility room (practically a second kitchen) and a sixty square foot storage room, ideal for further development.

WHAT ELSE?

- Snaresbrook tube station, sat in zone three for the central line, is just five minutes on foot and will get you directly to Liverpool Street (sixteen minutes) or Tottenham Court Road (twenty five minutes) for speedy door-to-door access to the City and West End.
- Wanstead High Street is packed with culinary highlights, but be sure to sample the homemade treats at The Larder. Delicious.
- The tranquil blue waters of Eagle Pond are less than ten minutes walk, with the endlessly explorable greenery of Epping Forest just beyond. Great for morning jogs, evening strolls or anytime you want to blow away the cobwebs.



A WORD FROM THE EXPERT.....

"Being a country girl at heart, for me Wanstead is the perfect blend of village/city living. With excellent transport links into the city, I often meet up with friends to explore the wonders of London. But I also enjoy going for long, leafy walks with Hollow Ponds and Wanstead Park on my doorstep.

There is a great sense of community here in Wanstead, with informative Facebook groups, street parties, a monthly farmers' market and the local jumble trail. I have made many friends locally, there is a genuine community spirit here and I am proud to call Wanstead my home."

KYLI CLAYTON

E11 BRANCH MANAGER

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Reception
17'4" x 16'3"

Bedroom
10'4" x 8'8"

Bedroom
13'1" x 11'8"

Bathroom
10'6" x 5'10"

Basement room
11'7" x 12'0"

Kitchen/Diner
13'8" x 8'9"

Utility
5'4" x 10'5"

Shared garden
183'0" x 31'2"

Storage
5'6" x 10'5"



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