

Total Area: 46.1 m² ... 497 ft²
All measurements are approximate and for display purposes only

Kitchen/Reception Room
13'7" x 20'1"

Bedroom
10'0" x 12'8"

Bathroom
6'2" x 5'2"

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



HERMON HILL, WANSTEAD

Offers In Excess Of £360,000 Leasehold
1 Bed Flat



Features:

- Victorian Conversion
- Close to Wanstead High Street
- Communal Garden
- Good Decorative Order
- Close to Snaresbrook Station
- Original Features

A splendidly spacious one bedroom apartment on the raised ground floor of a substantial Victorian townhouse. Brimming with character, original features and vintage charm, it's all just a short stroll from Wanstead High Street and Epping Forest.

You're less than five minutes from Wanstead's Nightingale Lane, an ever so slightly off the beaten track spot, great for some of the area's lesser-known gastropubs.

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0203 369 1818

E8, E9, E5, N16, E3 & E2
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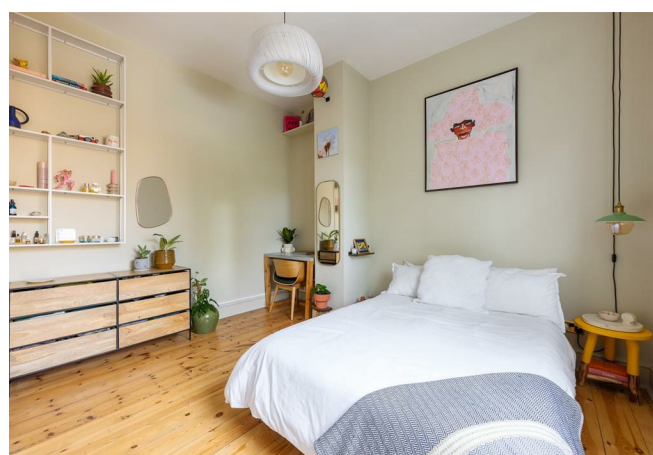
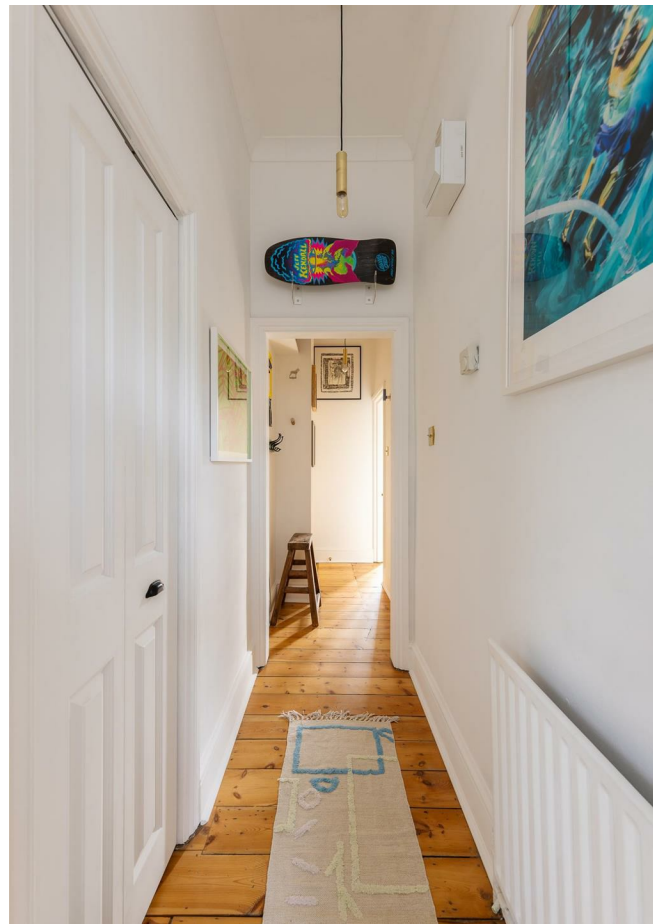
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IF YOU LIVED HERE...

You'll be luxuriating in the generous room sizes and high ceilings of the period. Step into your 250 square foot, open plan kitchen and lounge, and bask in the natural light from the oversized bay window, complete with vintage timber shutters for privacy. Lovingly restored original timber flooring flows underfoot, all the way into the kitchen area at the rear.

Back here you have royal blue cabinets decked out with copper fixtures and fittings, sitting under marbled worktops. More ranks of soft grey cabinets run all the way to the ceiling. A handy breakfast bar, sat below pendulum lighting, artfully zones the space. Next door your bedroom's a handsome 130 square foot double with a handy little study nook, while your bathroom's a brilliantly bright affair, with bistro shutters and rainfall shower over the tub.

Outside, and it's just a third of a mile on foot to Wanstead High Street, the bustling heart of this ever popular East London village, home to a whole host of independent cafes, restaurants and gastropubs, along with open green spaces and a wide selection of supermarkets. Former coaching inn The Cuckfield is an ever popular favourite, while The Bull serves up a splendid Sunday lunch. Fancy something a little different? Try the East End classics at Robins Pie & Mash.

WHAT ELSE?

- Snaresbrook tube station is around a five minute stroll away, and will get you straight to Liverpool Street in sixteen via the Central line, for a speedy door to door City commute. Heading to the West End? Tottenham Court Road is just nine minutes further.
- Don't forget that communal garden, a great place to meet the neighbours.
- The tranquil blue waters of Eagle Pond are just a half mile stroll from your new front door, and your gateway to the endlessly explorable greenery of Epping Forest. You'll forget you're in London.



A WORD FROM THE OWNER...

"We have loved living in and renovating this flat. One of the most special things about it is the incredible light we get from the high ceilings and big windows - especially the bay at the front, which makes a perfect spot for a morning coffee.

Its a really friendly building and everyone is happy to help each other out. We also love the community feel of Wanstead and having so much walkable from our doorstep like the parks and Sunday market. Its a great place to live :)."

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