

Second Floor

Total Area: 50.0 m<sup>2</sup> ... 538 ft<sup>2</sup> (excluding eaves storage)  
All measurements are approximate and for display purposes only

- Reception room  
15'9 x 10'10
- Bedroom  
12'10 x 10'8
- Kitchen  
10'10 x 9'6
- Bathroom
- Garden  
30'8 x 24'7



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	72
(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 £390,000 Share of Freehold  
1 Bed Apartment - Conversion



### Features:

- One Bedroom Apartment
- Elegantly Finished Throughout
- Private Garden
- Close To Wanstead High Street
- Short Walk To Snaresbrook Station
- Chain Free

An elegant and spacious one bedroom apartment on the top floor of a substantial Victorian townhouse. Smartly appointed throughout, you're just three minutes' walk away from Wanstead High Street, the bustling heart of this East London village.

You also have a private garden to the rear, perfect for stretching out with a book on a summer afternoon.

REQUEST A VIEWING  
0203 397 2222

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

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

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

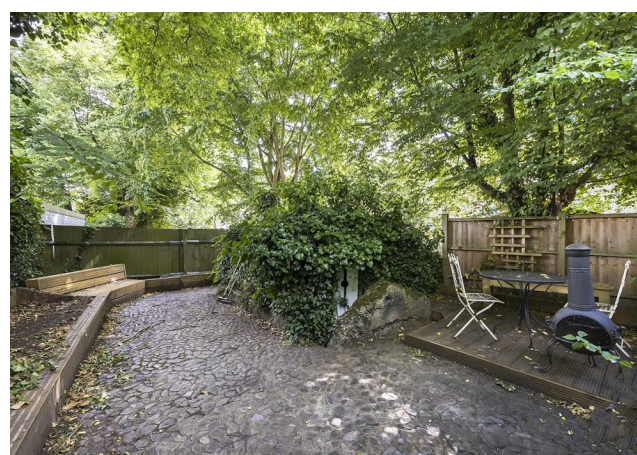
**New Homes**  
newhomes@stowbrothers.com  
0203 325 7227

**Investment & Development**  
id@stowbrothers.com  
0208 520 6220

**Property Maintenance**  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS





**IF YOU LIVED HERE...**

Take a left on entry for your 160 square foot reception, elegantly appointed with smoky grey walls and floors, and full of natural light thanks to that wonderfully elevated outlook. There's also a wealth of integrated storage in the eaves, always a welcome bonus for London apartment living. A gorgeous vintage hearth and mantel serves as a fine focal point and a nice reminder of the property's heritage.

Out in the hallway there's some more handy integrated storage as you cross to your bedroom, a substantial double of 140 square feet, with more of those smoky vaulted ceilings and large wardrobes. Your bathroom continues the smooth marbled grey theme, and features a shower over the tub. Finally your kitchen's a generous 100 square feet with ranks of fitted cabinets and metro tile splashbacks.

Outside and, as noted, you're just three minutes on foot from Wanstead High Street. Flanked by open green spaces here you'll find a range of cafes, like Bare Brew (great for coffee, brunch and lunch alike) or The Larder, the original home of homemade tasty treats. There're also some superb gastropubs, with The Bull in particular offering a delicious Sunday Roast alongside a great range of real ales and a splendid wine list.

**WHAT ELSE?**

- Snaresbrook tube station is five minutes away on foot, and will get you directly to Liverpool Street in sixteen, for a door to door City commute of around twenty minutes, despite your wealth of nearby greenery.
- It's less than half a mile on foot to the tranquil blue waters of Eagle Pond and the accompanying wild wide open greenery of Epping Forest. You'll forget you're in London.
- You have a large private driveway to the front, and drivers can be on the arterial North Circular in less than ten minutes.



**A WORD FROM THE OWNER...**

"I have lived in the property for over six wonderful years. I love the homely feel of the apartment, whether it was having friends over and cooking in the bespoke, fitted kitchen or having cosy nights in, in front of the TV, with the beautiful period fireplace and built in bookcases. The flat has amazing storage and lots of wonderful natural light fills the space. In the spring and summer I love the views out across the tree tops in the garden. The beautiful, peaceful secret garden, which is tucked away from the hustle and bustle of Wanstead High Street, was lovingly landscaped four years ago and is the perfect place to relax and unwind on warm evenings and weekends, with plenty of space to host friends for BBQs. The flat is in the perfect location to enjoy everything Wanstead High Street has to offer or you can quickly jump on the Central Line to enjoy everything Central London has to offer. It is also just a short stroll to beautiful Hollow Ponds, where I enjoyed getting breakfast from one of the tea huts. Due to starting a family I am selling the property, I adore this apartment and know the next buyer will be very lucky to call this special place home."

**REQUEST A VIEWING**  
0203 397 2222

**FOLLOW US ➔ @STOWBROTHERS**  
**STOWBROTHERS.COM**