

# DURDEN & HUNT

INTERNATIONAL



## Hermon Hill, London E11

£400,000

- Victorian Conversion
- Lounge With Feature Fire Place
- Ideal Location for Wanstead & Snaresbrook Stations
- Two Bedroom
- Modern Bathroom
- Modern Kitchen
- Ideal Location For Wanstead High Street

309 High Road, Loughton, Essex, IG10 1AL  
0203 026 0160

[loughton@durdenandhunt.co.uk](mailto:loughton@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>



# Hermon Hill, London E11

Victorian Conversion - Two Bedroom - Modern Kitchen - Lounge With Feature Fire Place - Modern Bathroom - Ideal Location For Wanstead High Street - Ideal Location for Wanstead & Snaresbrook Stations



Council Tax Band:



Durden and Hunt welcome to the market this exceptional two bedroom apartment in Wanstead.

Internally this property offers characteristic period features throughout, and includes a modern kitchen and a good sized living room. Further two well-proportioned bedrooms and a luxury family bathroom can be found.

Ideally located a short walk away from Wanstead High Street with its sought-after array of shops, bars, and restaurants, as well as being walking distance to both Wanstead and Snaresbrook stations, making it an ideal location for city commuters.

Tenure: Share Of Freehold  
Lease Term: 129 years from 25.02.2005  
Years remaining: 111 years remaining  
Sink Fund : £25 monthly

Consumer Protection from Unfair Trading Regulations  
2008.Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied

was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances. Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.









**Hermon Hill**  
 Approx. Gross Internal Area 540 Sq Ft - 50.14 Sq M

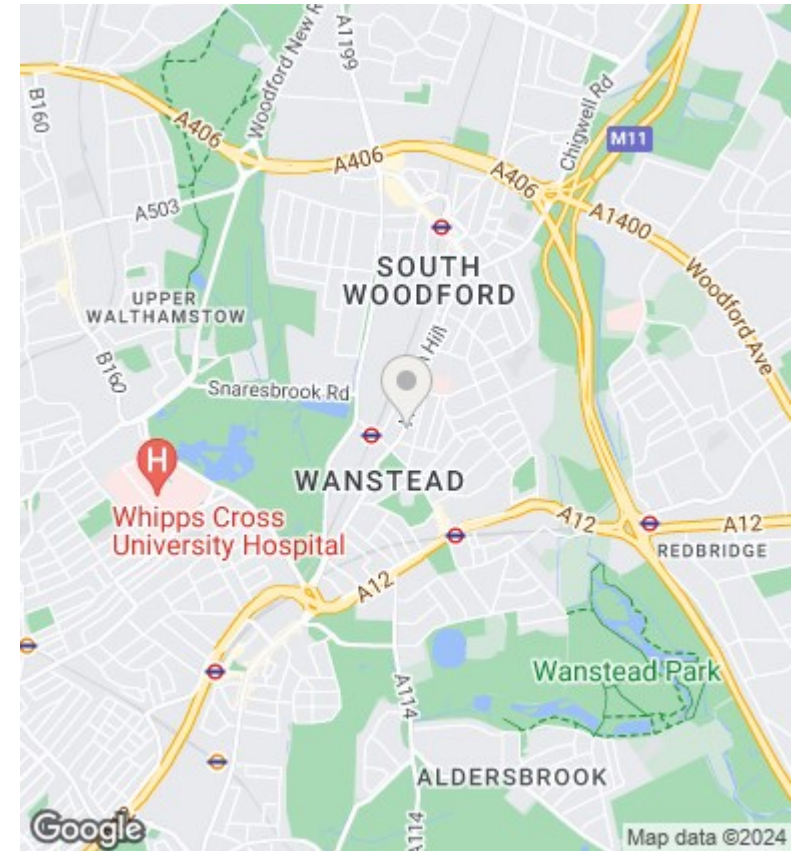


**DURDEN & HUNT**  
 INTERNAL

First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



### Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

### Council Tax Band

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	