


**Woodford Road, London,  E11**

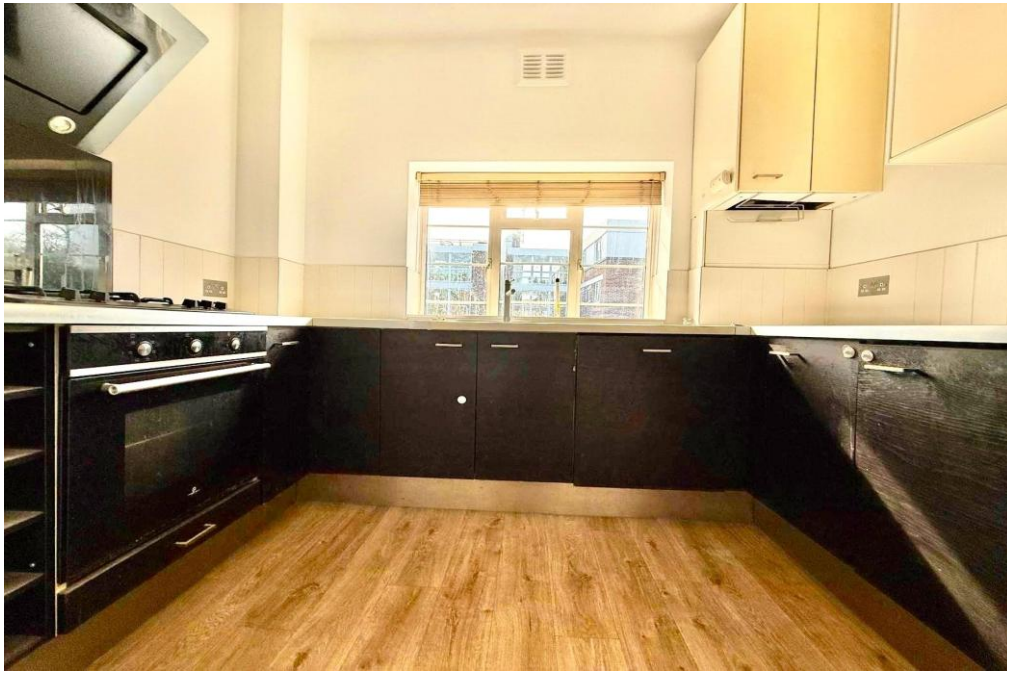
Guide Price: £450,000

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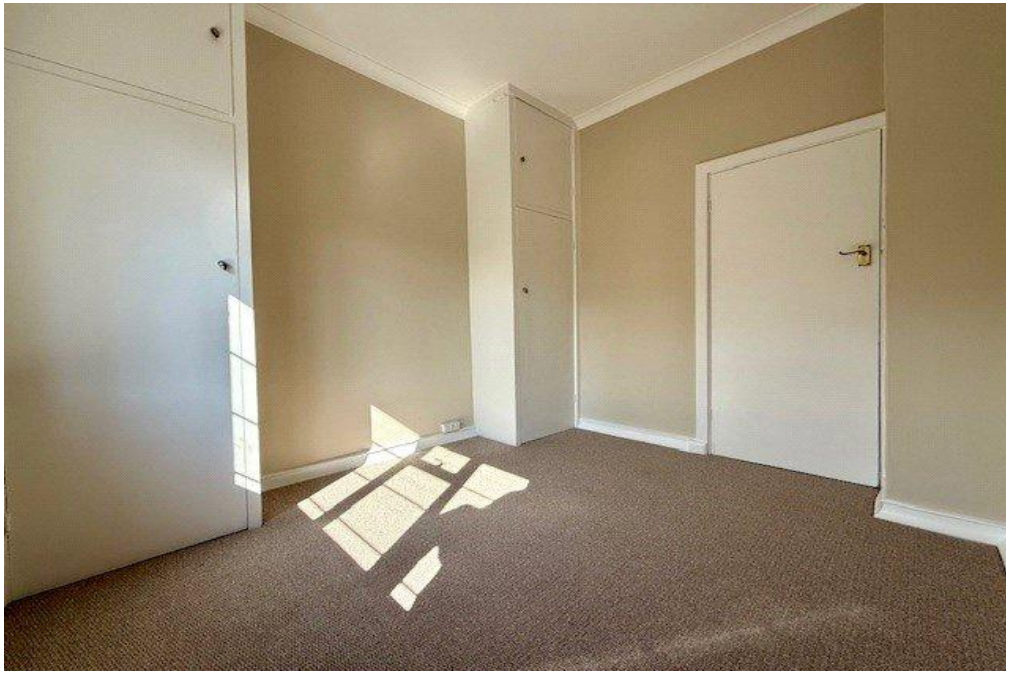












Situated within the popular Hermitage Court development on Woodford Road is this two-bedroom first-floor apartment, superbly positioned for transport links, local amenities, and the extensive green spaces of Epping Forest.

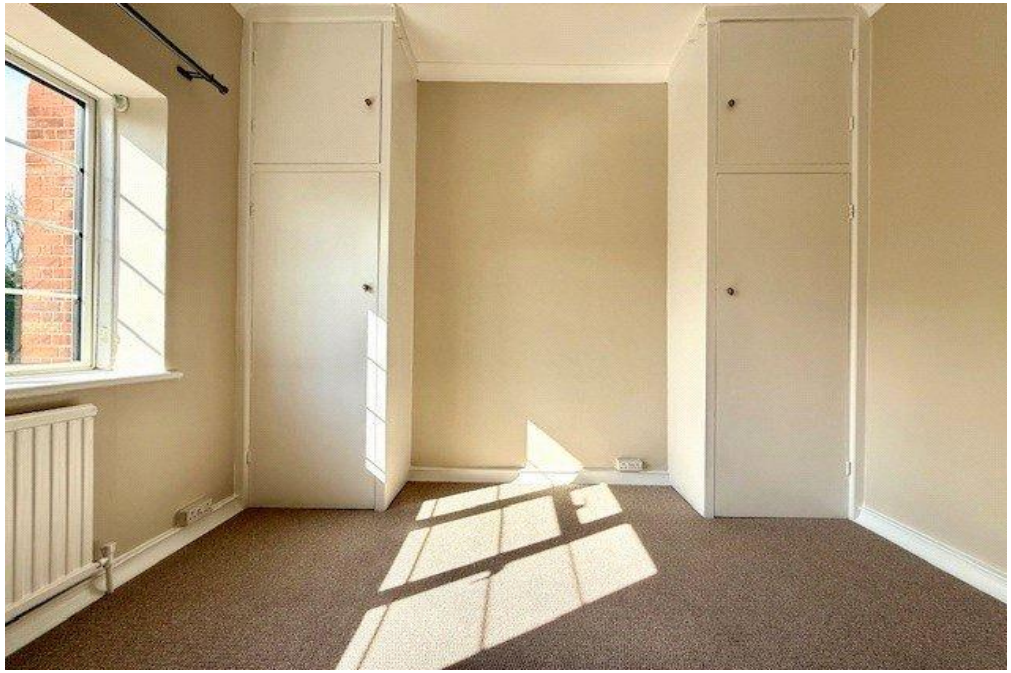
The accommodation comprises two bedrooms, a reception room, kitchen and a bathroom, refurbished in 2025.

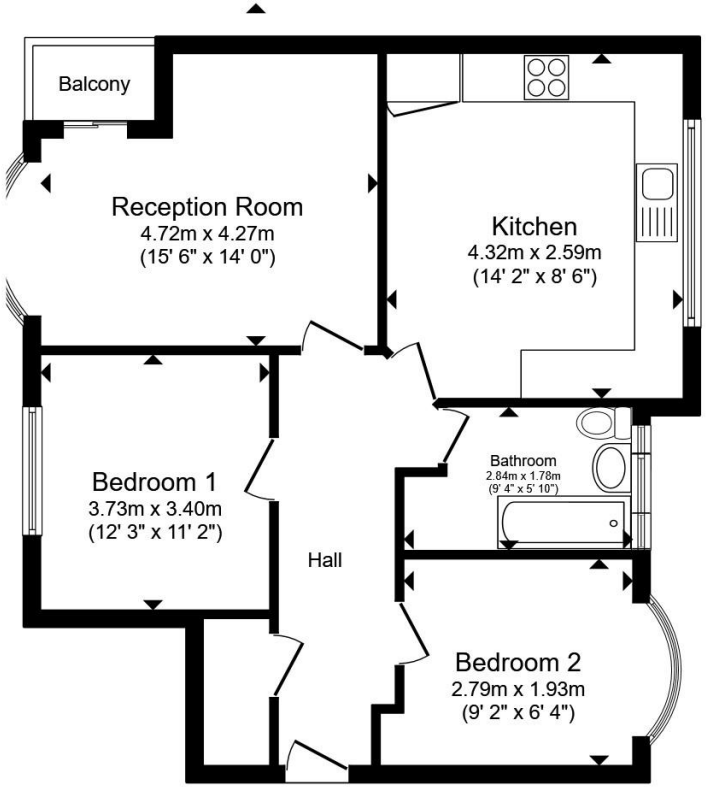
Commuters are particularly well catered for, with Snaresbrook Underground Station approximately 0.3 miles away, offering Central line services towards Central London. South Woodford Underground Station is also within easy reach (0.9 miles), providing a further option for those travelling into the City and West End.

For those who enjoy the outdoors, Epping Forest is virtually on the doorstep, providing miles of woodland and open space for walking, running, and leisure. Wanstead High Street, approximately 0.7 miles away, offers a vibrant selection of independent shops, cafés, restaurants and everyday amenities.

South Woodford's shops and leisure facilities are also conveniently located nearby, while motorists benefit from straightforward access to the A406 North Circular and








Total floor area 63.0 m² (678 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **C**

Tenure: **Leasehold**

Service Charge: **£2,105**

Years Left on Lease: **170**

Ground Rent: **£100**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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