

Substantial Freehold Care Home
Prime North-East London
Immediate Vacant Possession

FREEHOLD FOR SALE

90 Hermon Hill,
South Woodford
London E18 1QB

- 16-bedroom care home
- Use Class C2
- Approx. 441 sq m (4,747 sq ft) GIA
- Arranged over 5 levels
- Good-sized rear garden
- Sought-after South Woodford location
- Vacant possession
- Suitable for care home operators
- Of interest to investors & developers
- Potential for alternative uses, subject to planning

Price: Offers in the region of £2,000,000



Location:

South Woodford is a sought-after and affluent suburb in north-east London, located approximately 9 miles north-east of Central London. Hermon Hill is a well-regarded residential road running between Chigwell Road and New Wanstead, with the property situated close to the junction with Falcon Way.

A wide range of shops, cafés, restaurants and everyday amenities are available nearby on George Lane, whilst further facilities can be found at Wanstead High Street. The area is also well served by green open spaces, including Epping Forest and Wanstead Flats.

The property benefits from excellent road communications, with convenient access to the North Circular Road and the M11. Public transport links are available from South Woodford and Snaresbrook Underground Stations (Central Line), together with Wood Street Station.

Description:

A substantial end-of-terrace care home arranged over a basement, ground, first, second and third floors.

The property currently provides 16 bedrooms and a range of ancillary accommodation, including reception areas, sitting room, conservatory, kitchen, office space, utility, laundry, bathrooms, WCs and storage.

The property is offered with vacant possession and may suit care operators, investors and developers seeking a substantial freehold opportunity in a strong north-east London location.

Accommodation:

Basement - Two rooms.

Ground Floor - Reception room, sitting room with conservatory, kitchen, nine bedrooms (each with en-suite WC), two offices, two storerooms, two separate WCs, bathroom/WC, utility room and laundry room.

First Floor - Four bedrooms, further bedroom, office, separate WC and shower room.

Second & Third floors - Three rooms, kitchen and bathroom/WC.

Good-sized rear garden and on-street parking

Floor Area

Approximate Gross Internal Area: 441 sq m (4,747 sq ft).

Use Class – C2**Rates:**

Redbridge 2026/27 –

Rateable Value - £34,750

Rates Payable - £15,012

Tenure

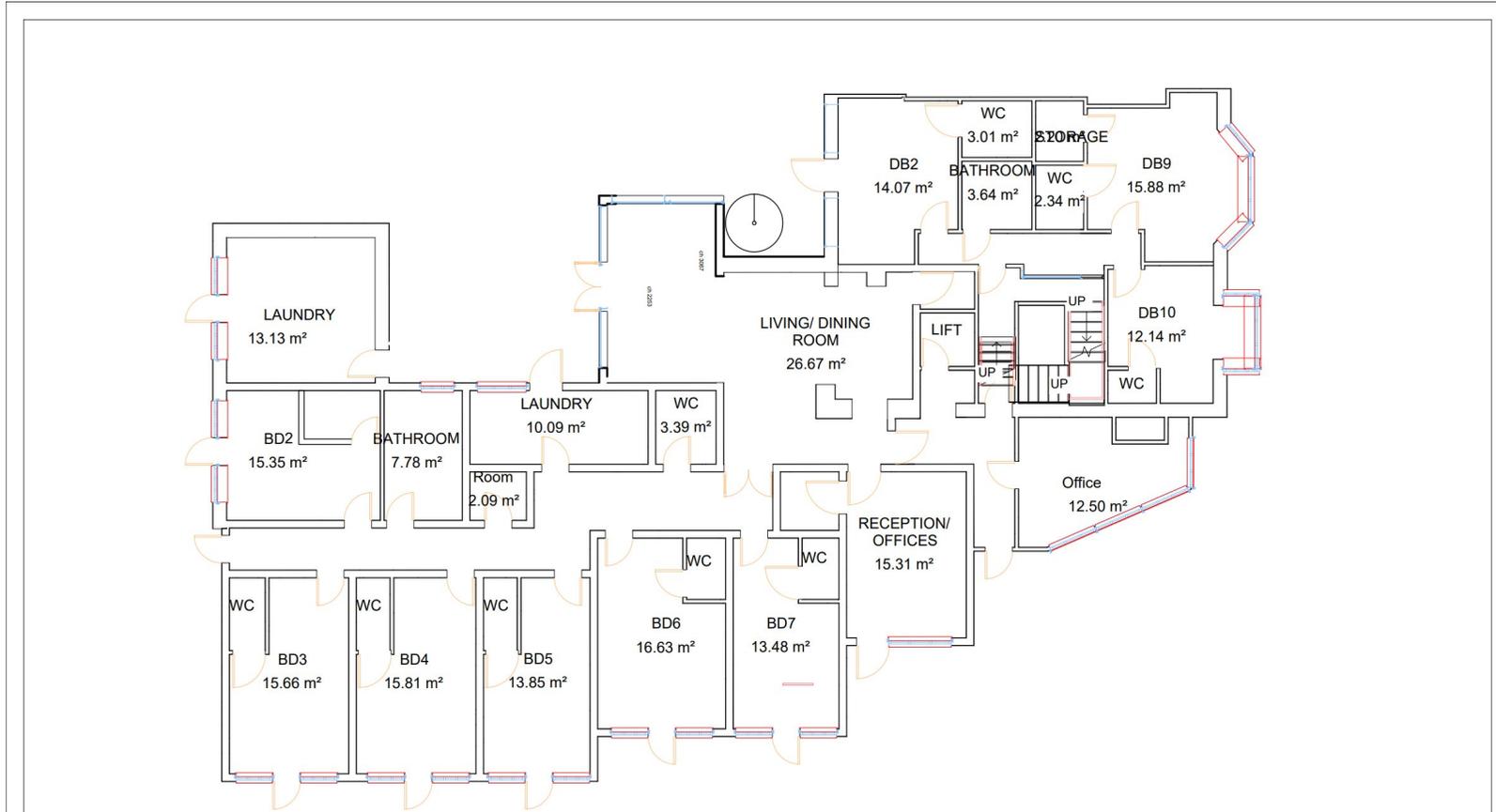
Freehold.

Price £2,000,000 - Vacant possession.









Existing Ground Floor Plan



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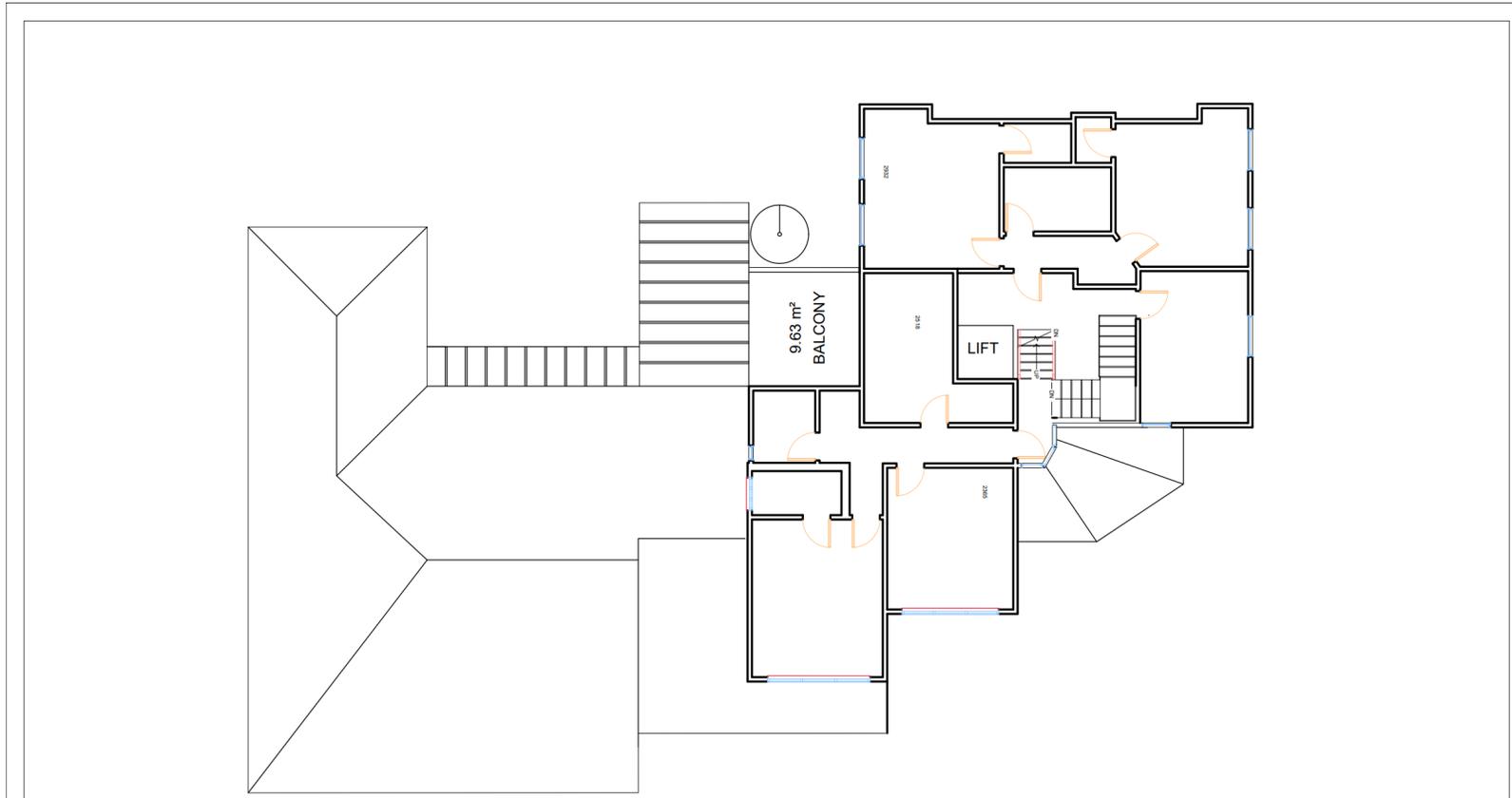


Revisions

No.	Description	Date

Purpose of Issue

PLANNING	
Project :	90 HERMON HILL, E11 3JB
Drawing Title :	Existing Ground Floor Plan
Drawing No.:	PA51 HH PLO2
Revision:	
Scale:	1:100 at A3
Date:	November 2021
Address:	
Tel: 020 3488 8075 www.candconstruct.co.uk	



Existing First Floor Plans

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Revisions

No.	Description	Date



Purpose of Issue **PLANNING**

Project : 90 HERMON HILL, E11 3LB

Drawing Title: Existing First Floor Plan

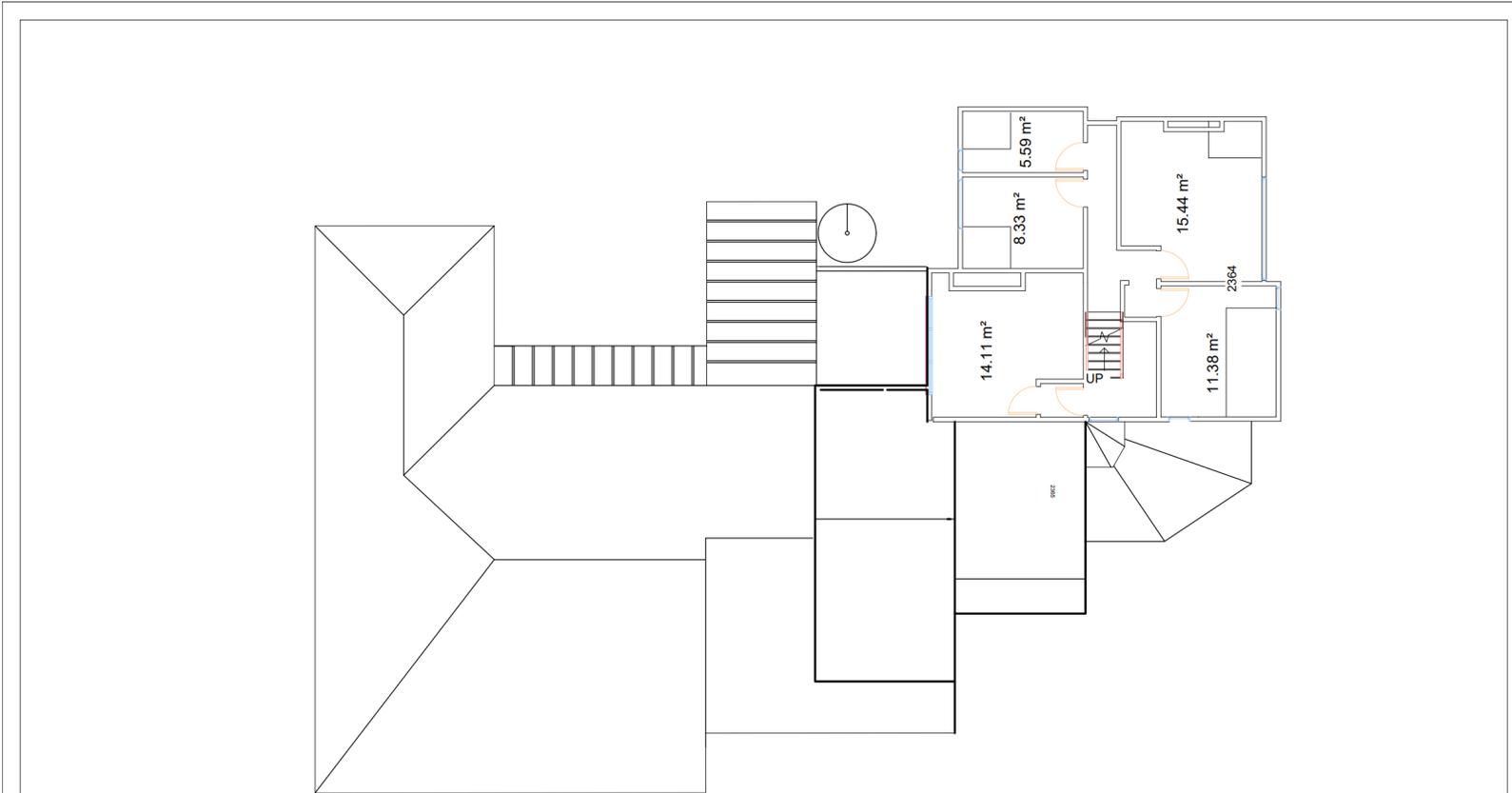
Drawing No: P481 HH PL03

Revision:

Scale: 1:100 at A3 Date: November 2021

Address

Tel: 020 3488 8273
www.countrywide.co.uk



Existing Second & Third Floor Plans



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Revisions

No.	Description	Date

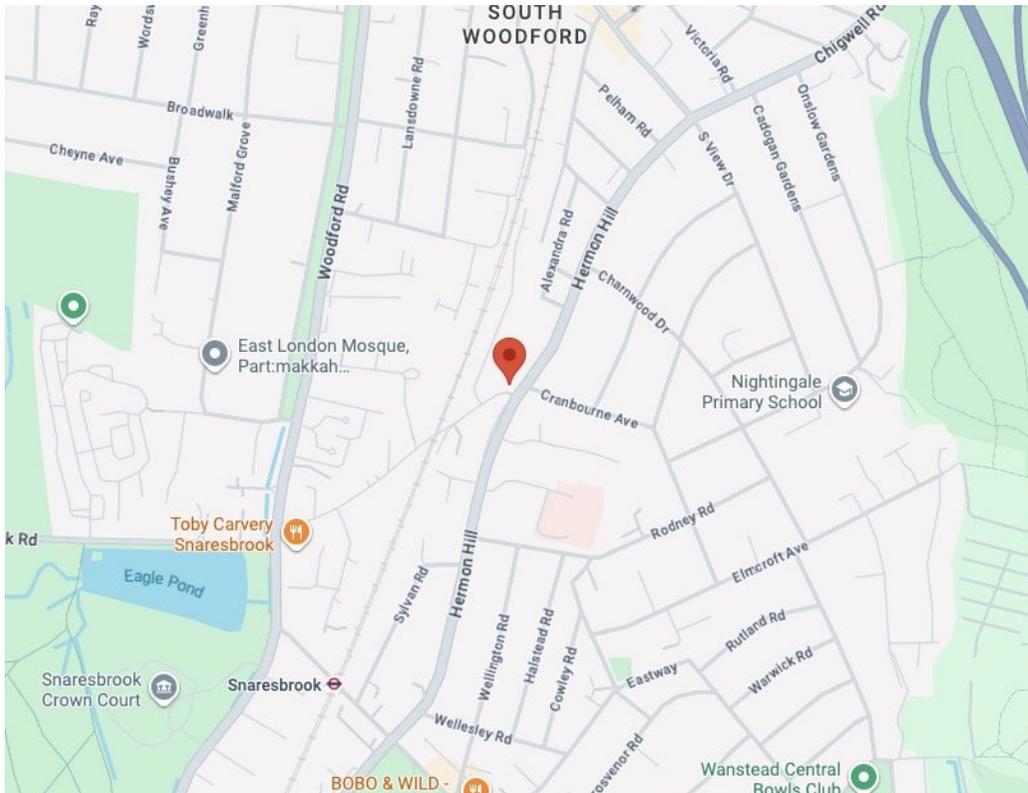
Purpose of Issue

PLANNING

Project : 90 HERMON HILL, E13 3LB
 Drawing Title : Proposed Ground Floor Plan
 Drawing No: P481 HH PL04
 Revision:
 Scale: 1:100 at A3 Date: November 2021

Address

Tel: 020 3486 8071
 www.candconstruct.co.uk

**Legal Costs:**

Each party to bear their own legal costs incurred in the transaction.

AML/KYC Checks

Under Anti-Money Laundering Regulations, the purchaser will be required to provide satisfactory identification and proof of funds. A charge of £350 + VAT may be payable for the necessary AML / KYC checks.

Holding Deposit

Purchasers wishing to secure the property may be required to pay a holding deposit of £5,000, subject to contract. The deposit will be held in our client account until completion. Terms relating to its retention or refund will be confirmed prior to payment.

Viewing strictly by appointment via sole agents

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