

# DURDEN & HUNT

INTERNATIONAL



## Osborne House, Woodford Green IG8

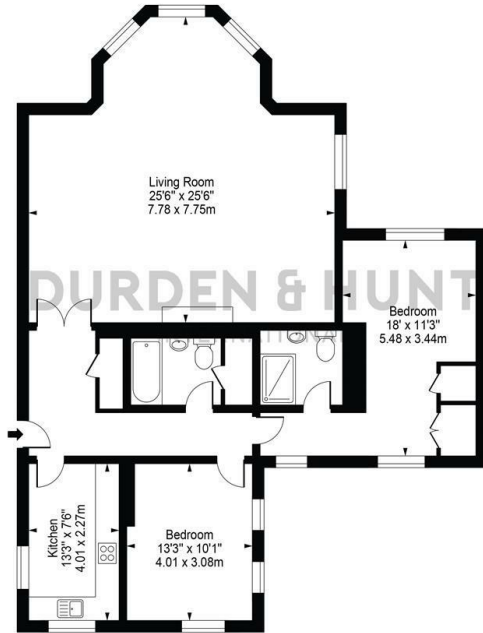
£2,195 PCM

- Large Living Room
- Additional Bedroom
- The landlord is considering selling, so a 12 month rental contract, would need to include a 6 month break clause.
- Good Sized Kitchen
- Located On A Prestigious Development
- Master Bedroom With En Suite And Fitted Wardrobes
- Excellent Transport Links

309 High Road, Loughton, Essex, IG10 1AL  
01277282222

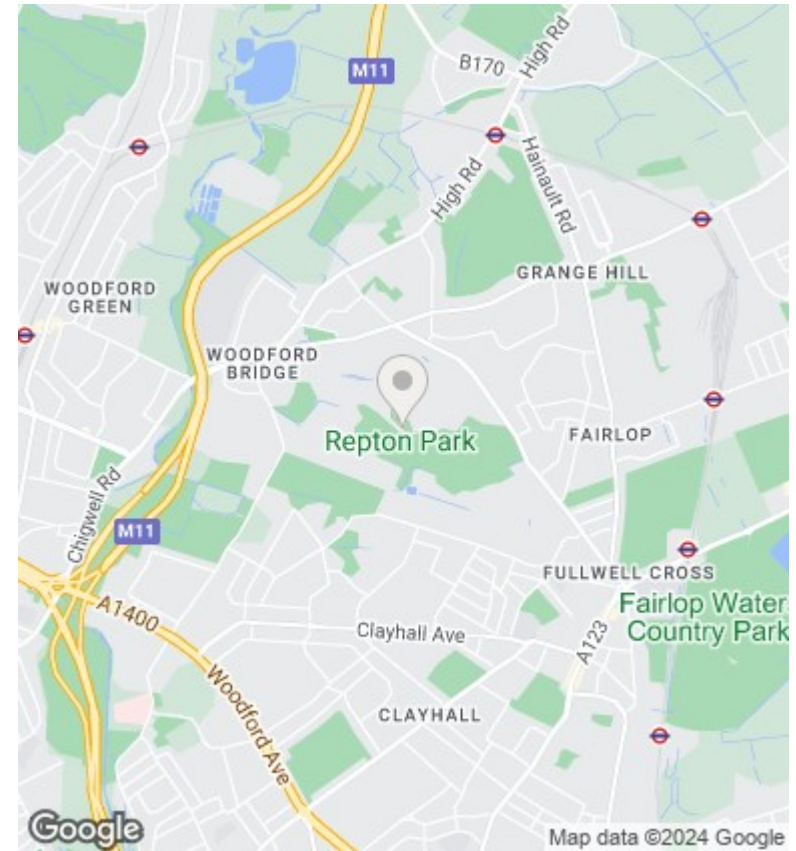
[lettings@durdenandhunt.co.uk](mailto:lettings@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

Osborne House  
 Approx. Gross Internal Area 1294 Sq Ft - 120.25 Sq M



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 01277282222 to make an appointment.

### Council Tax Band

G

### EPC Rating:

C

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>		74	74
(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	