

DURDEN & HUNT

INTERNATIONAL

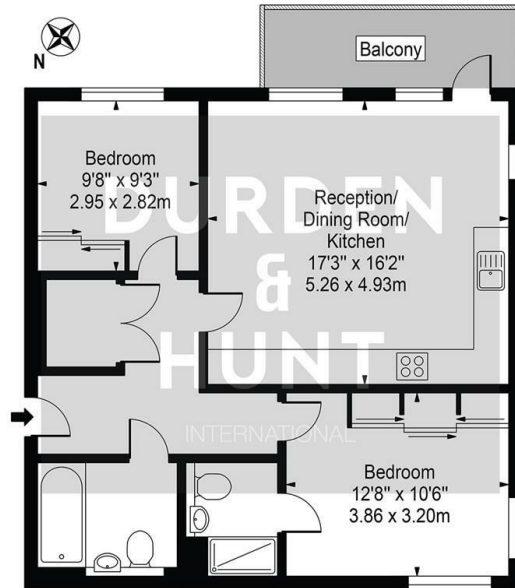


Hilldene Avenue, Romford RM3

Offers In Excess Of £290,000

- Excellent Transport Links
- Gated Allocated Parking
- Second Bedroom
- Top Floor Apartment
- Master Bedroom With En Suite
- Contemporary Bathroom
- Private Balcony
- Open Plan Kitchen, Living And Dining Room

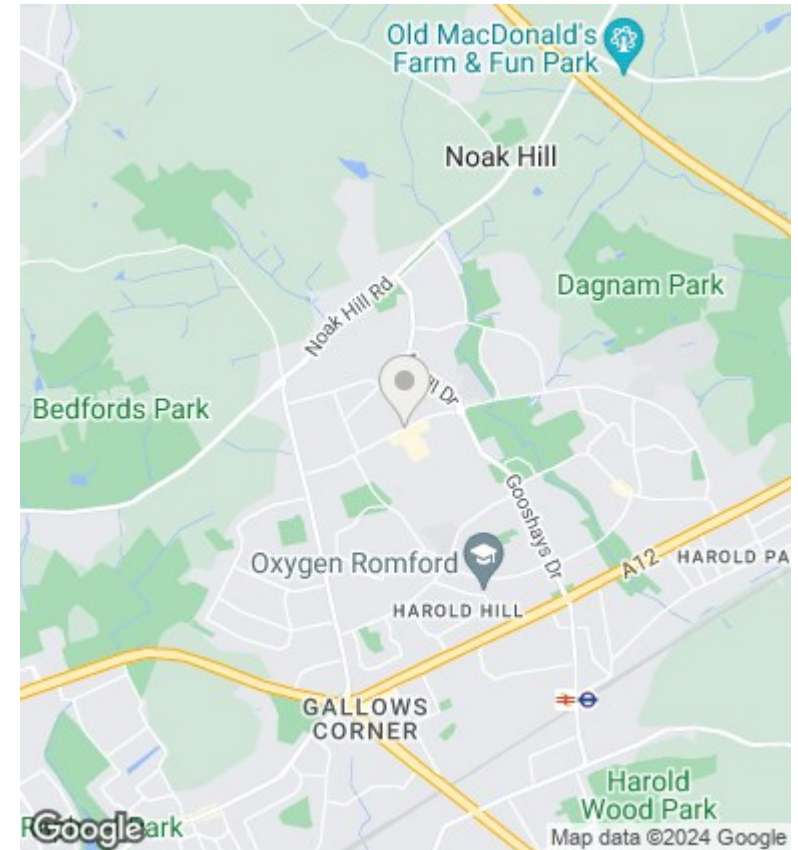
Lupin Lodge
 Approx. Gross Internal Area 731 Sq Ft - 67.91 Sq M



Second 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 01708 202 777 to make an appointment.

Council Tax Band

C

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		89	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	