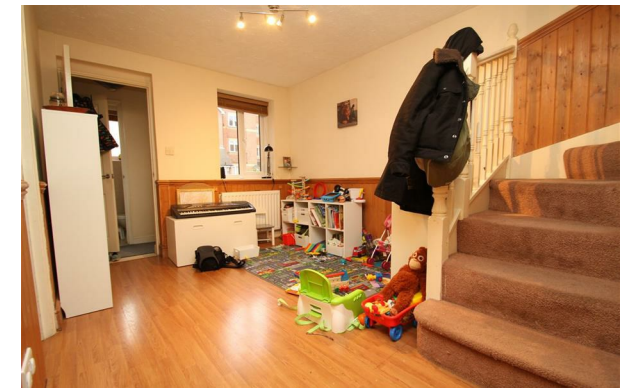


# Hammonds



164 Telegraph Place, London, E14 9XD

Offers In Excess Of £800,000

- Great Location
- Large Garden
- Nearby Station
- Private Parking Space
- Fully Furnished
- Refurbished Bathroom



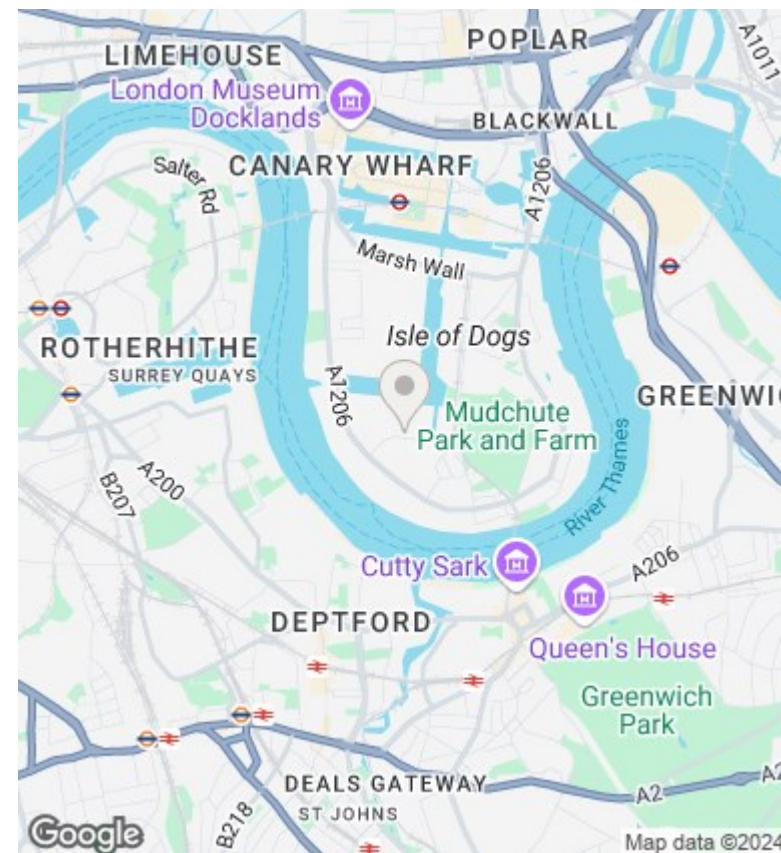
**Hammonds**

Plan produce for HAMMONDS Estate Agent

TOTAL FLOOR AREA Sq. meters 89.8  
Sq. feet 966.5

**Evolve**  
www.evolve-uk.co.uk

This floor plan is for illustrative purposes only.  
Floor areas (including total floor area) openings are approximate.



## Directions

## Viewings

Viewings by arrangement only. Call 02089802226 to make an appointment.

## Council Tax Band

B

## EPC Rating:

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>		
(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	