

# DURDEN & HUNT

INTERNATIONAL



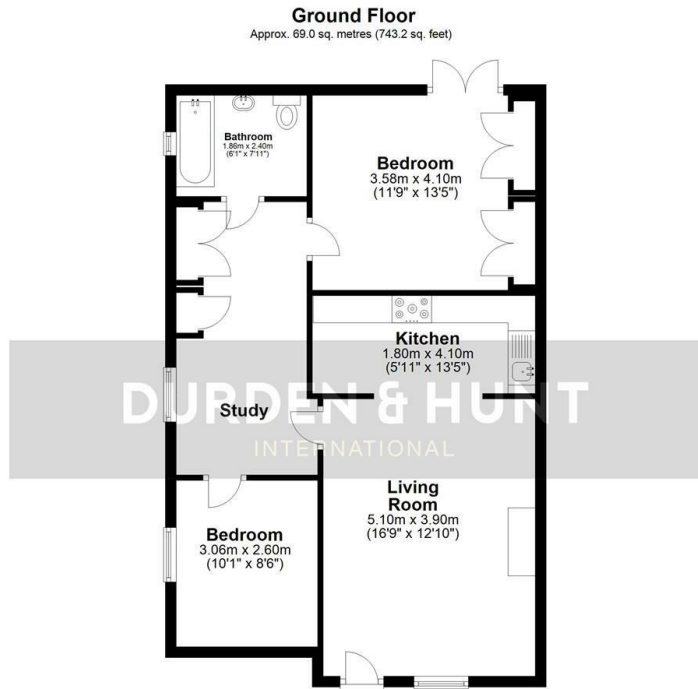
## Hermon Hill, Wanstead E11

Offers Over £475,000

- Garden Flat
- Two Bedrooms
- Family Bathroom
- & Eagle Pond.
- Own Front Door
- Spacious Lounge
- Closely Located for Snaresbrook Station,
- Period Charm
- Work From Home Area
- Wanstead High Street

1A High Street, Wanstead, E11 2AA  
0208 150 7574

wanstead@durdenandhunt.co.uk  
<https://www.durdenandhunt.co.uk/>



Total area: approx. 69.0 sq. metres (743.2 sq. feet)

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.  
@modephotouk | modephoto.co.uk  
Plan produced using PlanUp.

**Hermon Hill**



## Viewings

Viewings by arrangement only. Call 0208 150 7574 to make an appointment.

## Council Tax Band

C

## 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>                                   |  | 71                      | 79        |
| (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 |           |