

# DURDEN & HUNT

INTERNATIONAL



## Albany Road, London E12

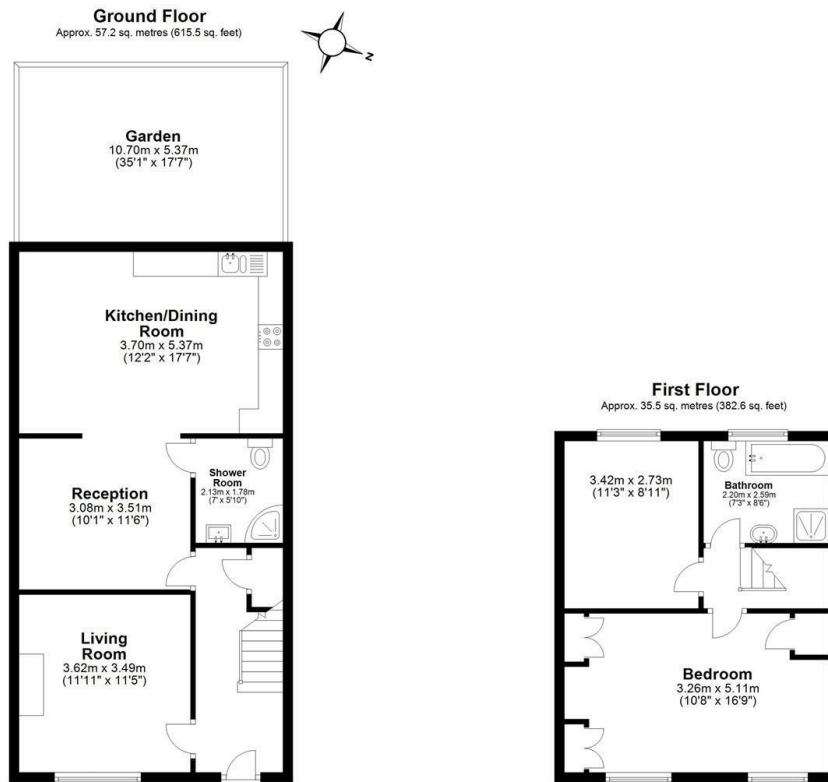
Offers In Excess Of £525,000

- Two Reception Areas
- Two Bedrooms
- Manor Park Station (Elizabeth Line)
- Open Plan Kitchen Room
- Potential To Extend (subject to planning)
- Two Bathrooms (including downstairs shower room)
- Woodgrange Park Station

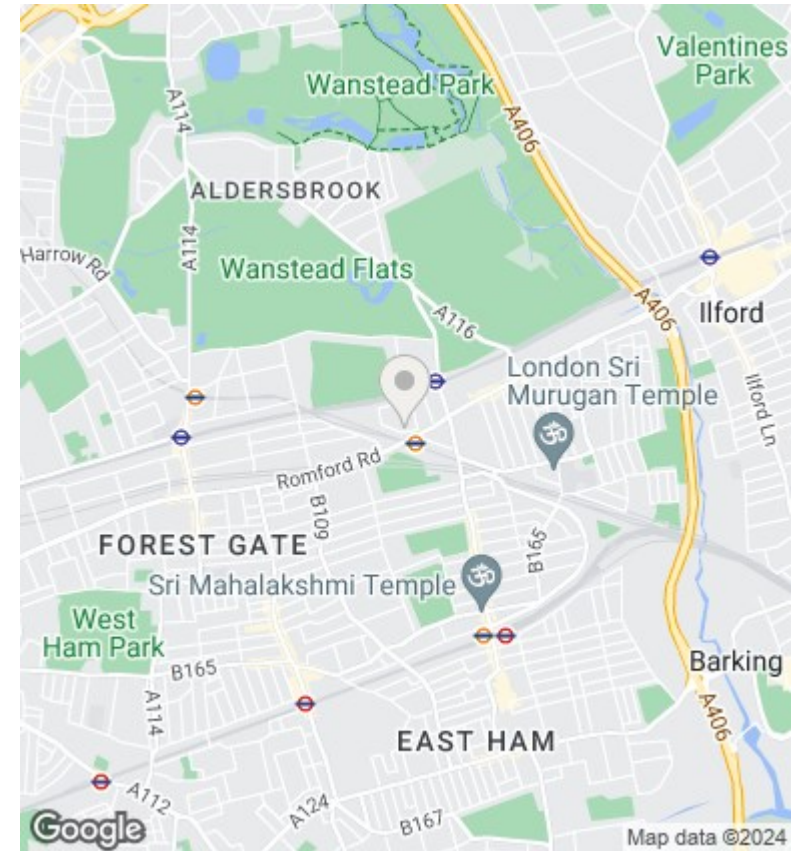
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<https://www.durdenandhunt.co.uk/>





Total area: approx. 92.7 sq. metres (998.0 sq. feet)  
Albany Road



## 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)	A		85
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	