

# DURDEN & HUNT

INTERNATIONAL



## New Wanstead E11

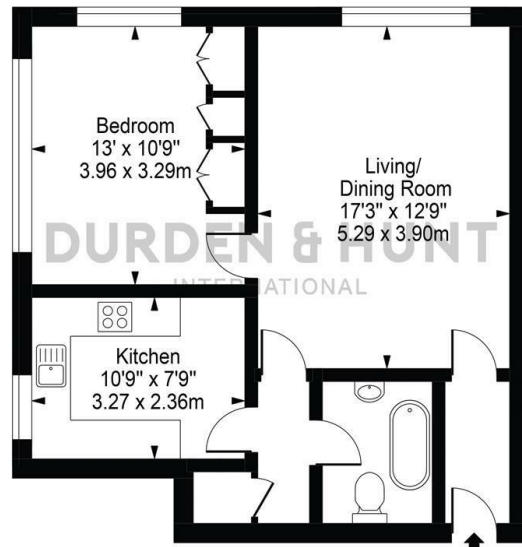
Offers Over £400,000

- Excellent Transport Links
- Communal Gardens
- Bedroom With Fitted Wardrobes
- High Street Location
- Visitors Parking
- Kitchen
- Private Garage
- Spacious Living And Dining Room
- Bathroom

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

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

**The Hollies**  
 Approx. Gross Internal Area 586 Sq Ft - 54.48 Sq M



**Ground 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 0208 150 7574 to make an appointment.

**Council Tax Band**

C

**EPC Rating:**

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>75</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</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	