

# DURDEN & HUNT

INTERNATIONAL



## St. Margarets Road, Aldersbrook E12

Offers Over £1,100,000

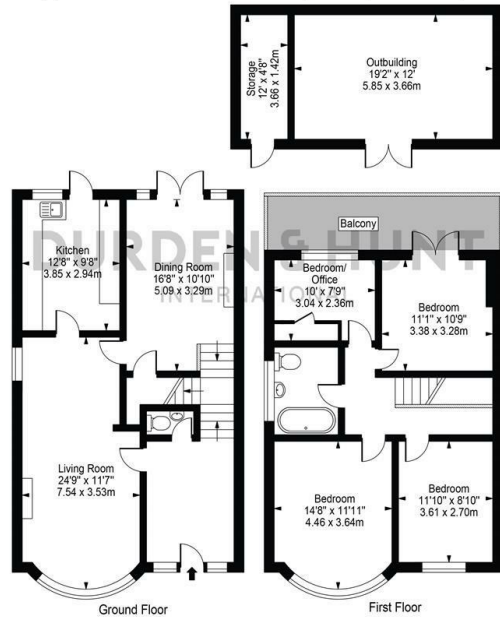
- Period Property
- Character Features Throughout
- Outbuilding With Electricity And Lighting
- Balcony
- Aldersbrook Estate Location
- Close To Aldersbrook Primary
- Driveway
- Large Lounge
- Separate Kitchen
- Downstairs WC

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

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

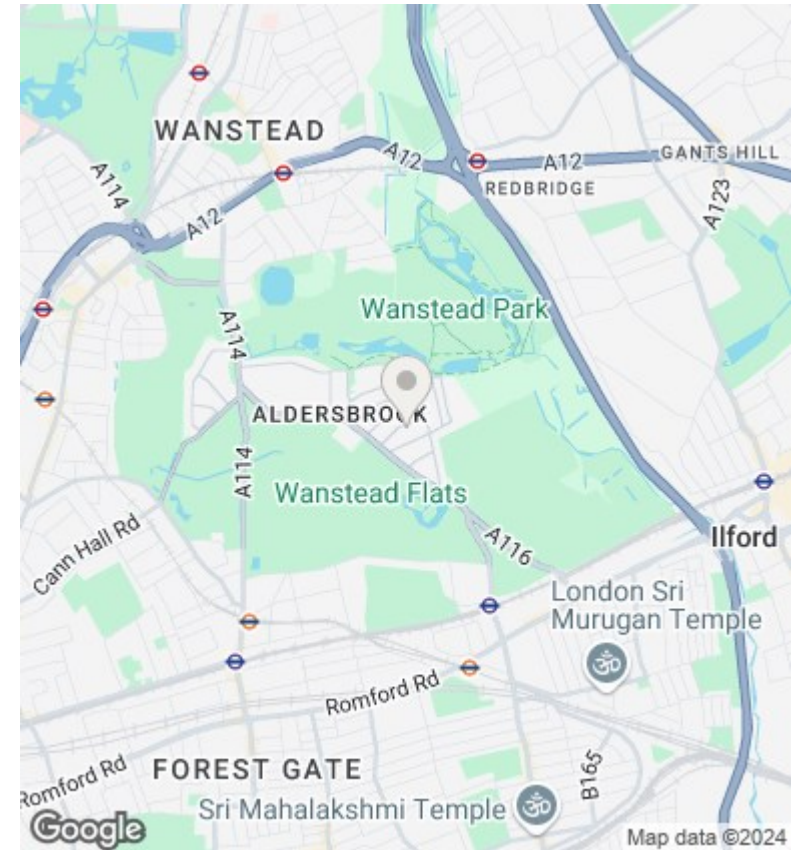


St. Margaret's Road  
 Approx. Total Internal Area 1684 Sq Ft - 156.43 Sq M  
 (Including Storage & Outbuilding)  
 Approx. Gross Internal Area Of Storage 56 Sq Ft - 5.20 Sq M  
 Approx. Gross Internal Area Of Outbuilding 230 Sq Ft - 21.41 Sq M



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

F

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	54	
(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	