

# DURDEN & HUNT

INTERNATIONAL



## Grosvenor Road, London E11

£1,300,000

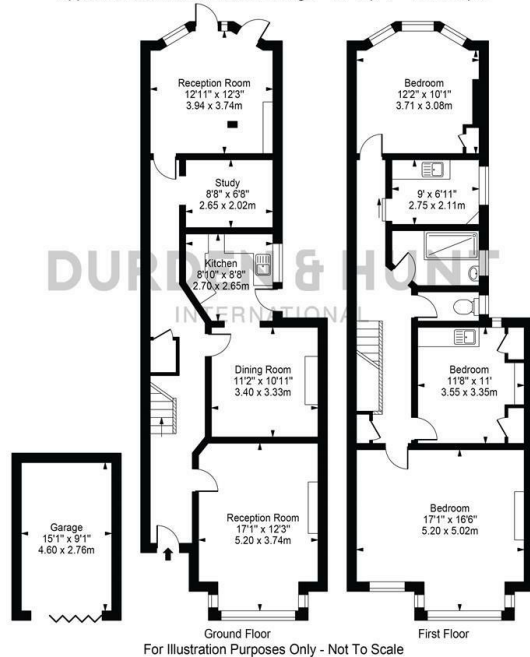
- Charming Period Home
- Opportunity To Add Your Own Stamp
- Garage
- Wanstead Village Location
- Four Bedrooms
- Almost 1800 SQFT
- Period Features
- Four Reception Areas
- Basement / Cellar

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

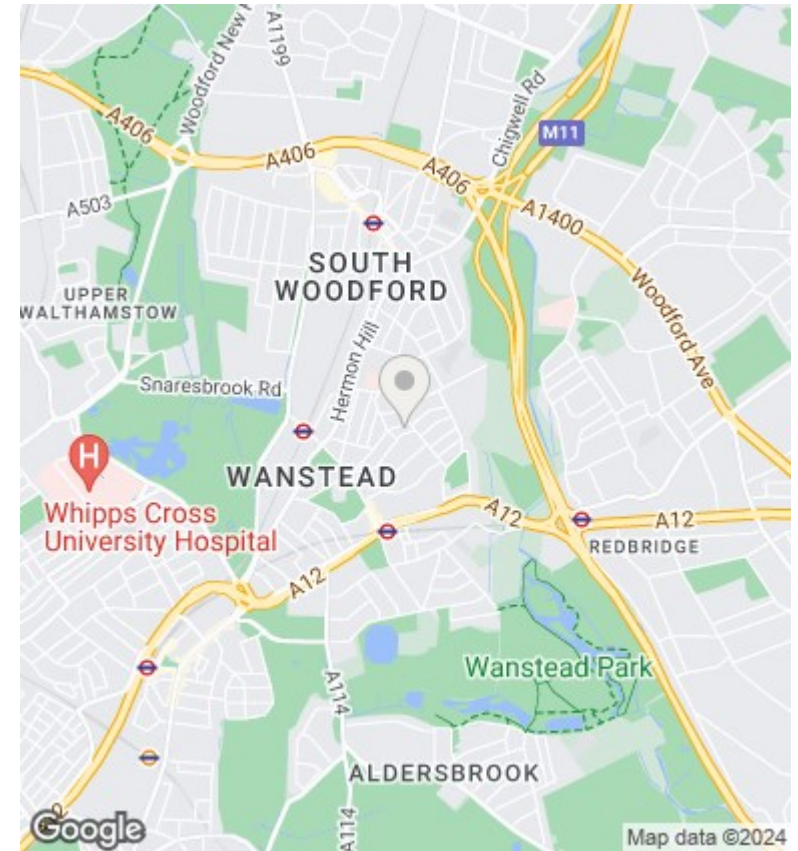
wanstead@durdenandhunt.co.uk  
<https://www.durdenandhunt.co.uk/>



Grosvenor Road  
 Approx. Total Internal Area 1782 Sq Ft - 165.56 Sq M  
 (Including Garage)  
 Approx. Gross Internal Area Of Garage 137 Sq Ft - 12.70 Sq M



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) <b>A</b>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>			
(55-68) <b>D</b>		50	
(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	