

# DURDEN & HUNT

INTERNATIONAL



## Aldersbrook Road, Wanstead E12

£500,000

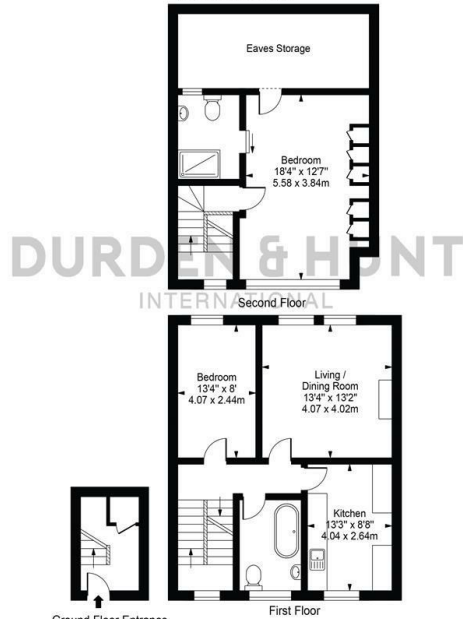
- Top Floor Split Level Apartment
- Off Road Parking And Excellent Transport Links
- Move In Ready
- Contemporary Kitchen And Good Sized Living Room
- Sought After Aldersbrook Estate
- Period Style Features
- Master Bedroom With En Suite
- Opposite Wanstead Flats
- Thoughtfully Decorated Throughout
- Second Double Bedroom And Family Bathroom

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

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

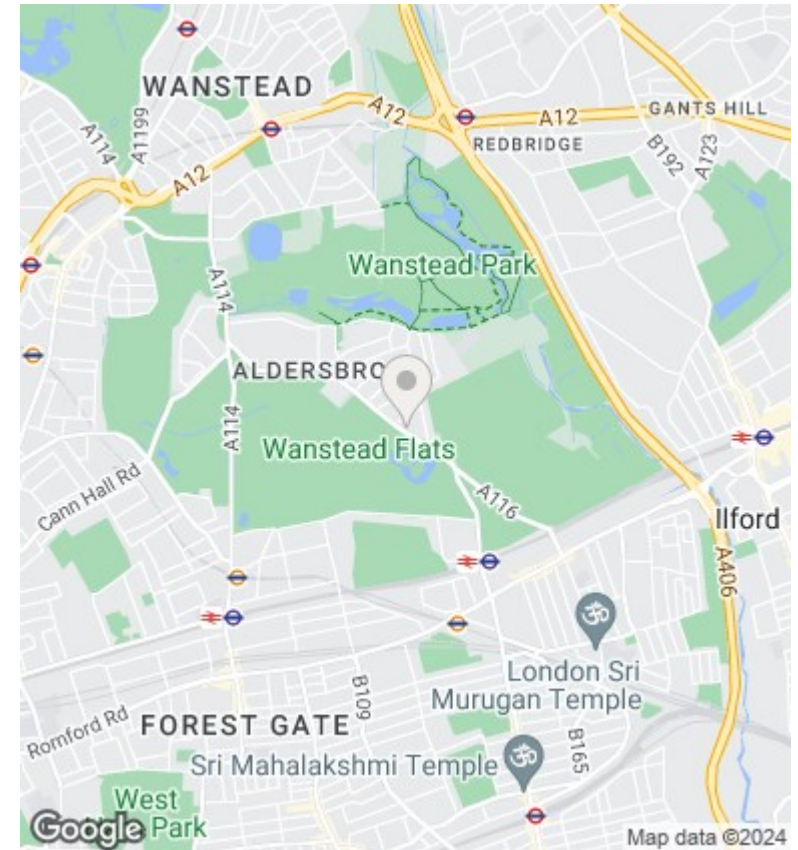


**Aldersbrook Road**  
 Approx. Total Internal Area 1153 Sq Ft - 107.12 Sq M  
 (Including Eaves Storage)  
 Approx. Gross Internal Area 1007 Sq Ft - 93.55 Sq M  
 (Excluding Eaves Storage)



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:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B	73	76
(69-80)	C		
(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	