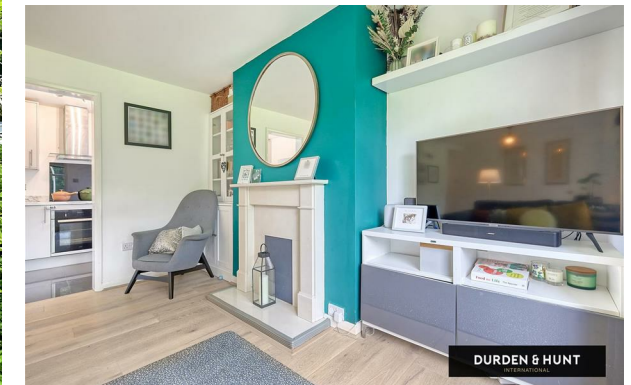
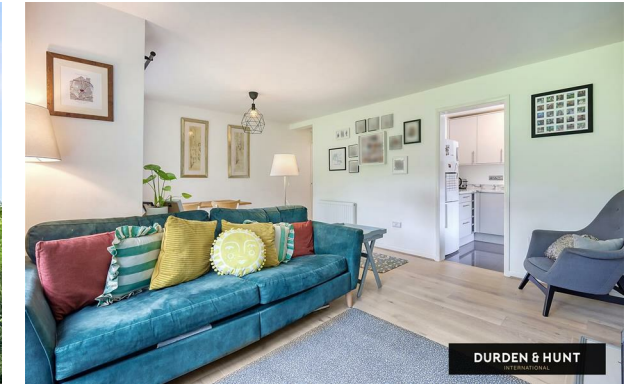


# DURDEN & HUNT

INTERNATIONAL



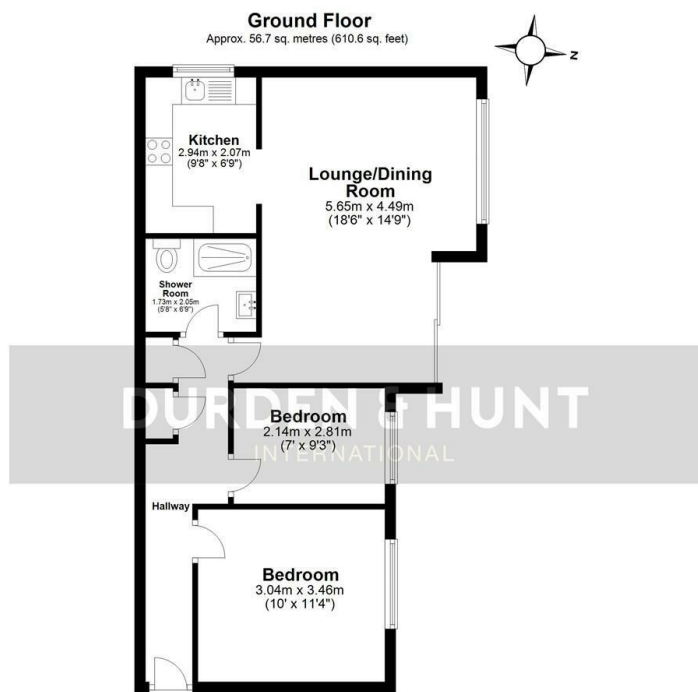
## Malcolm Way, Wanstead E11

Offers Over £400,000

- Ground Floor Apartment
- Garage En Bloc
- Close To Eagle Pond
- Opening Onto Private Patio
- Long Lease
- Further Opening Onto Communal Gardens
- Short Walk To Snaresbrook Station

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

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



Total area: approx. 56.7 sq. metres (610.6 sq. feet)

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.

@modephotouk | modephoto.co.uk  
Plan produced using PlanUp.

Malcolm Way

## Viewings

Viewings by arrangement only. Call 0208 150 7574 to make an appointment.

## Council Tax Band

D

## EPC Rating:

D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	