

# DURDEN & HUNT

INTERNATIONAL



## Hampton Road, Forest Gate E7

Offers In The Region Of £1,350,000

- Victorian Period
- Large Open Plan Kitchen Diner
- Driveway For Two / Three Cars
- Five Bedrooms
- Two Additional Separate Reception Rooms
- Front & Rear Garden
- Three Bathrooms (Including Downstairs Shower Room)
- Downstairs Utility Area
- Ample Sized Cellar

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

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



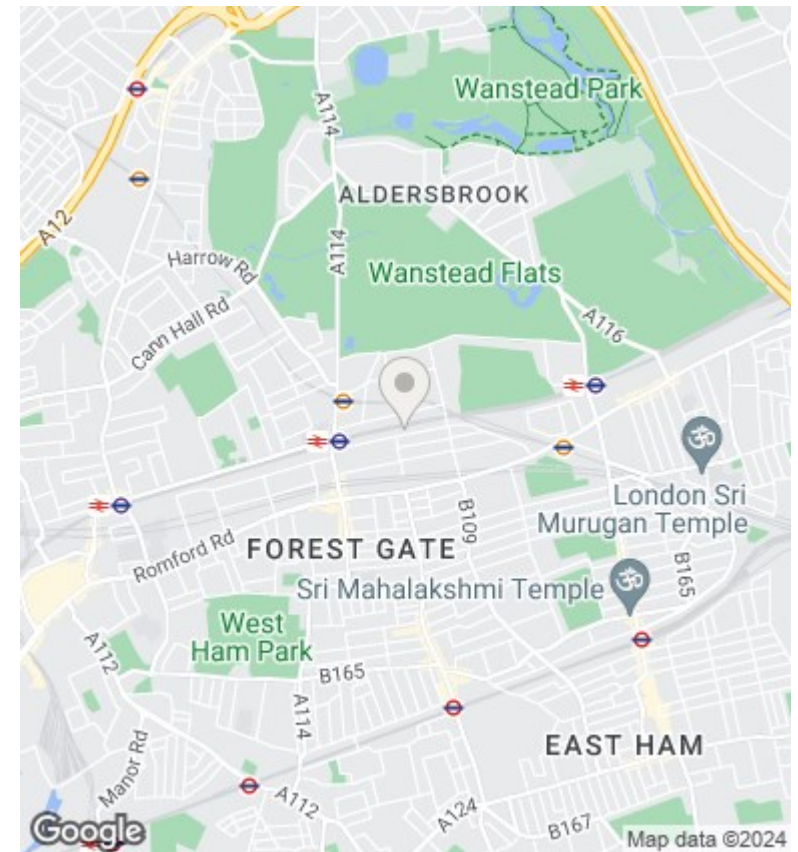


Total area: approx. 188.7 sq. metres (2030.9 sq. feet)

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.

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Plan produced using PlanUz

Hampton Road



## 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		75
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	