

# DURDEN & HUNT

INTERNATIONAL



## Woodbine Place, Wanstead E11

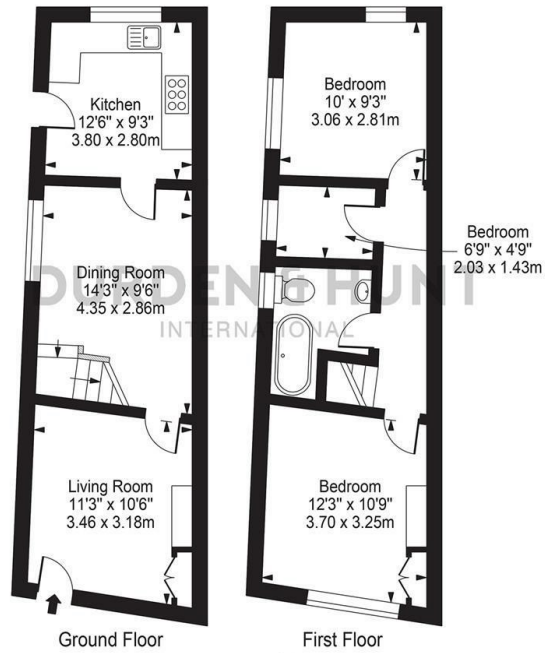
Offers Over £550,000

- Three Bedroom Period Cottage
- Located Virtually Just Off Of Wanstead High Street
- Rear Garden / Off Street Parking
- Well Located for Wanstead High School & Nightingale Primary School
- Short Walk To Wanstead Station
- Located Between Christchurch Green & George Green

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

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

**Woodbine Place**  
 Approx. Gross Internal Area 727 Sq Ft - 67.56 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**

D

**EPC Rating:**

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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	