

# DURDEN & HUNT

INTERNATIONAL

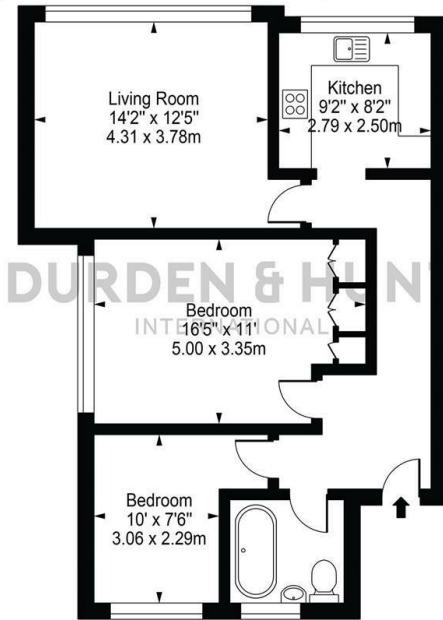


## Grosvenor Road, Wanstead E11

Offers In Excess Of £425,000

- Chain Free
- Excellent Transport Links
- Modern Family Bathroom
- First Floor Apartment
- Master Bedroom With Fitted Wardrobes
- Fitted Kitchen
- Good Condition Throughout
- Second Bedroom

**Chelston Court**  
 Approx. Gross Internal Area 716 Sq Ft - 66.56 Sq M



First Floor

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:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	59	
(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	