

# DURDEN & HUNT

INTERNATIONAL



## 31 The Avenue, Wanstead E11

£875,000

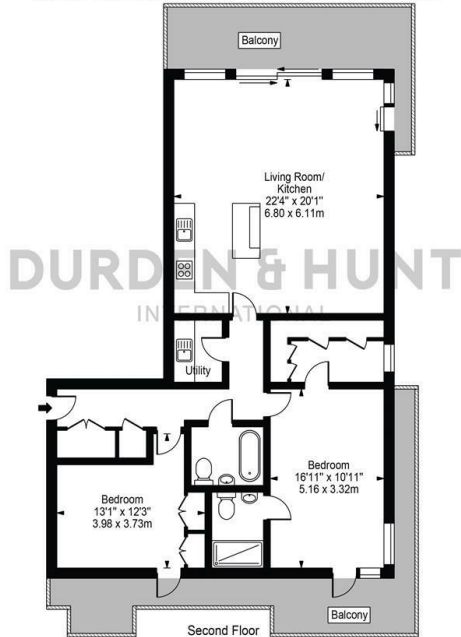
- Penthouse Apartment
- Two Balconies
- Wanstead Village Location
- Communal Gardens
- Secure Parking
- Large Open Plan Kitchen Diner
- Close to Wanstead High Street & Central Line St
- Overlooking Cricket Club
- Master Bedroom Suite With En-suite, Walk In Wardrobe & Balcony
- Two Bedrooms & Two Bathrooms

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

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



Syon Court,  
The Avenue  
Approx. Gross Internal Area 1123 Sq Ft - 104.30 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:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		78	79
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	