

# DURDEN & HUNT

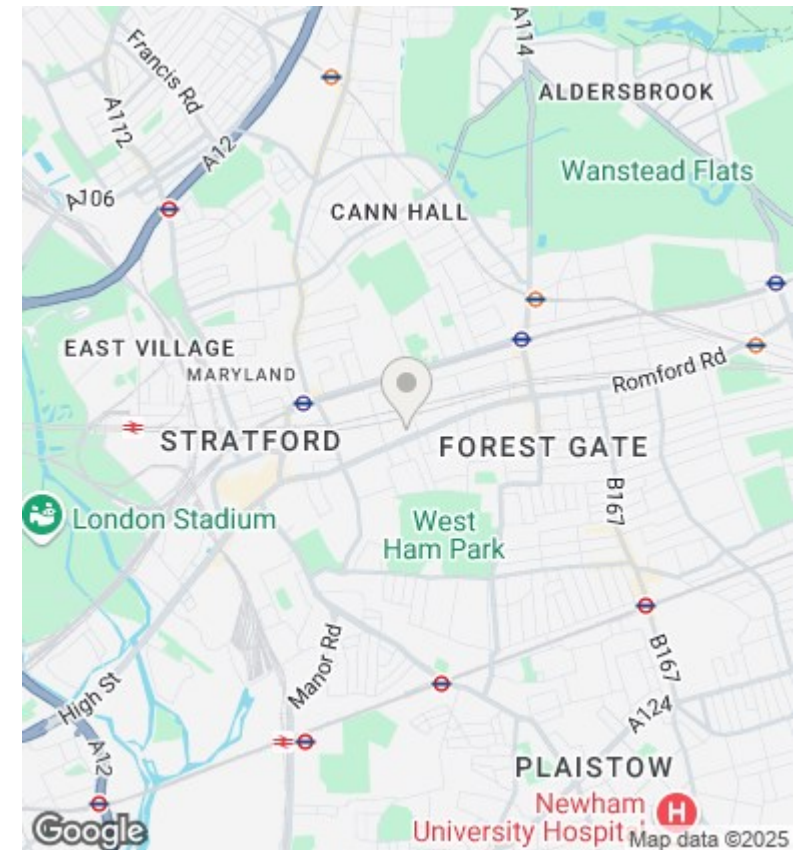
INTERNATIONAL



## Aylesbury Close, Forest Gate E7

Price Guide £250,000

- Spacious Living And Dining Area
- Kitchen With Breakfast Bar
- Two Good Sized Bedrooms
- Family Bathroom
- Gated Communal Parking
- Excellent Transport Link



## Viewings

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

## Council Tax Band

B

## EPC Rating:

D

| Energy Efficiency Rating                           |         |                         |
|----------------------------------------------------|---------|-------------------------|
|                                                    | Current | Potential               |
| <i>Very energy efficient - lower running costs</i> |         |                         |
| (92 plus) <b>A</b>                                 |         |                         |
| (81-91) <b>B</b>                                   |         | 76                      |
| (69-80) <b>C</b>                                   |         |                         |
| (55-68) <b>D</b>                                   | 55      |                         |
| (39-54) <b>E</b>                                   |         |                         |
| (21-38) <b>F</b>                                   |         |                         |
| (1-20) <b>G</b>                                    |         |                         |
| <i>Not energy efficient - higher running costs</i> |         |                         |
| England & Wales                                    |         | EU Directive 2002/91/EC |