

# DURDEN & HUNT

INTERNATIONAL



## New Wanstead, London E11

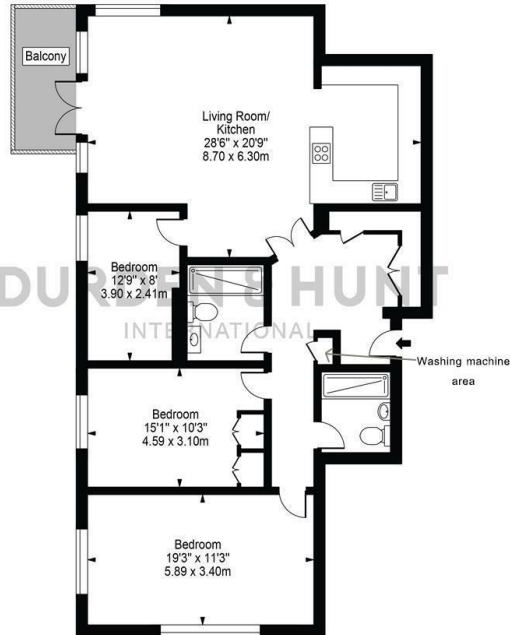
Offers Over £850,000

- Almost 1,300 SQFT
- Excellent Transport Links
- Two Exquisitely Designed Bathrooms With Walk In Showers
- Large Balcony
- Open Plan Living And Dining Area
- Plenty Of Storage Space Throughout
- Private Garage On Site
- Great Location
- Three Well Appointed Bedrooms
- Additional Communal Visitor Parking

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

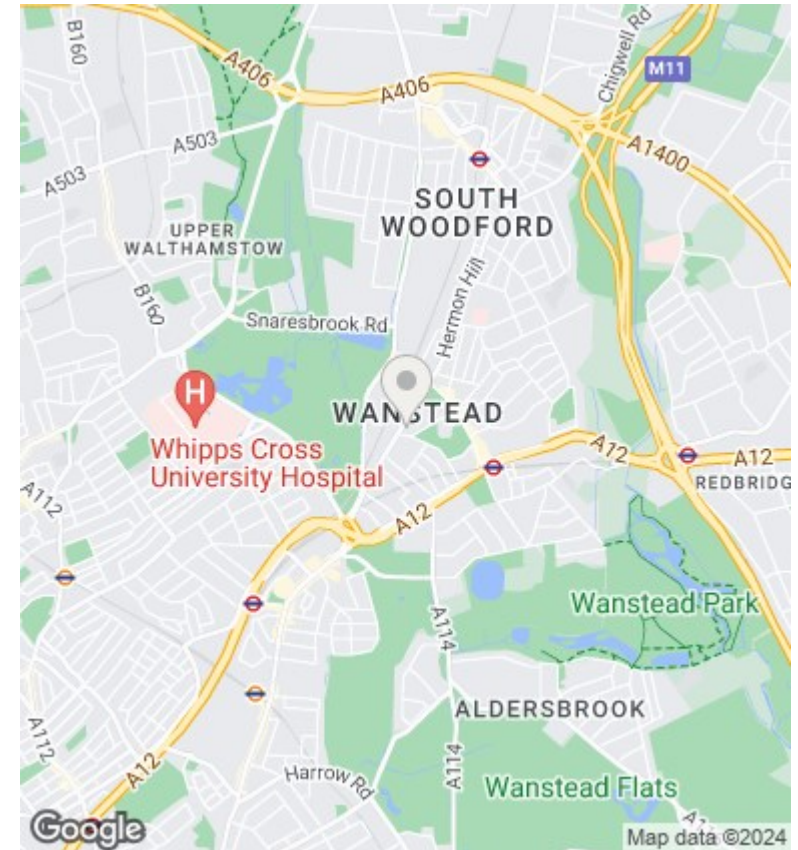
wanstead@durdenandhunt.co.uk  
<https://www.durdenandhunt.co.uk/>

**The Hollies**  
 Approx. Gross Internal Area 1281 Sq Ft - 119.05 Sq M



Fourth 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

E

### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	63
(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	