

DURDEN & HUNT

INTERNATIONAL



The Green, London E11

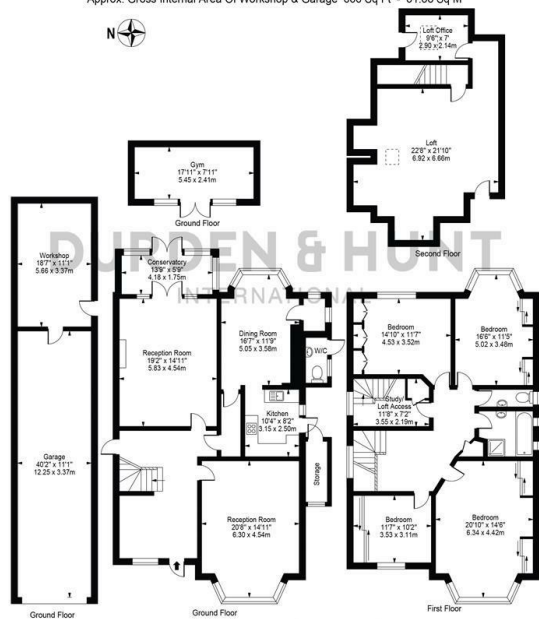
£2,500,000

- Period Features Throughout
- Kitchen
- Loft Room
- Large Garden And Patio Area
- Four Well Proportioned Bedrooms
- Downstairs WC
- Garage And Workshop
- Four Reception Rooms
- Family Bathroom With Separate WC
- Secure Gated Driveway

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

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

The Green
 Approx. Total Internal Area 3848 Sq Ft - 357.52 Sq M
 (Including W/C, Storage, Gym, Workshop & Garage)
 Approx. Gross Internal Area Of W/C 22 Sq Ft - 2.07 Sq M
 Approx. Gross Internal Area Of Storage 29 Sq Ft - 2.66 Sq M
 Approx. Gross Internal Area Of Gym 141 Sq Ft - 13.13 Sq M
 Approx. Gross Internal Area Of Workshop & Garage 666 Sq Ft - 61.88 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

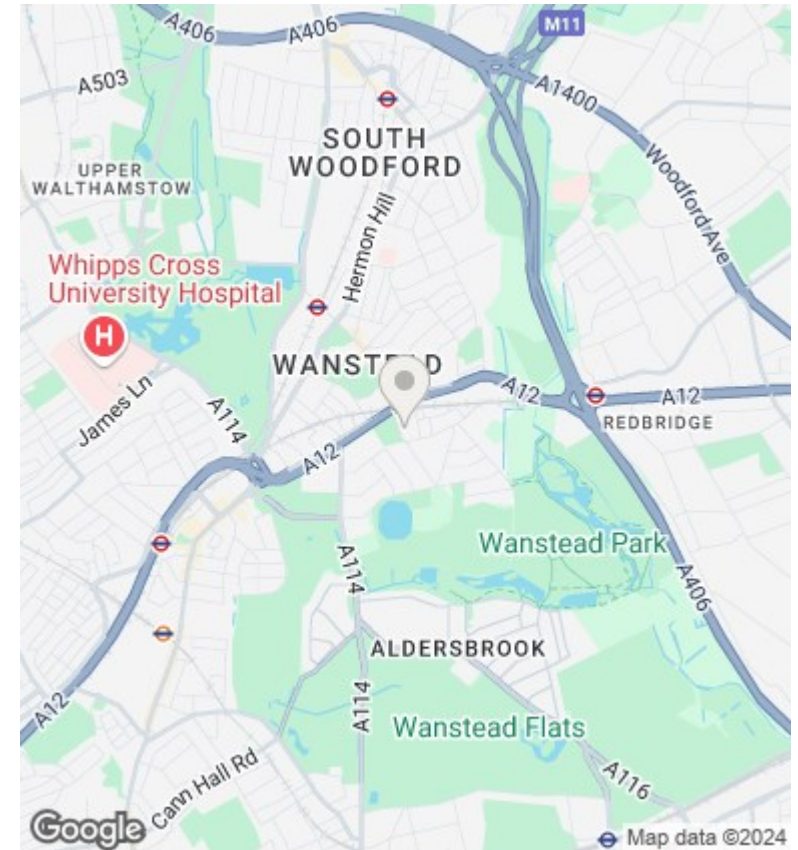
Viewings by arrangement only. Call 0208 150 7574 to make an appointment.

Council Tax Band

G

EPC Rating:

E



Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 67 |
| (55-68) D | | |
| (39-54) E | 40 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |