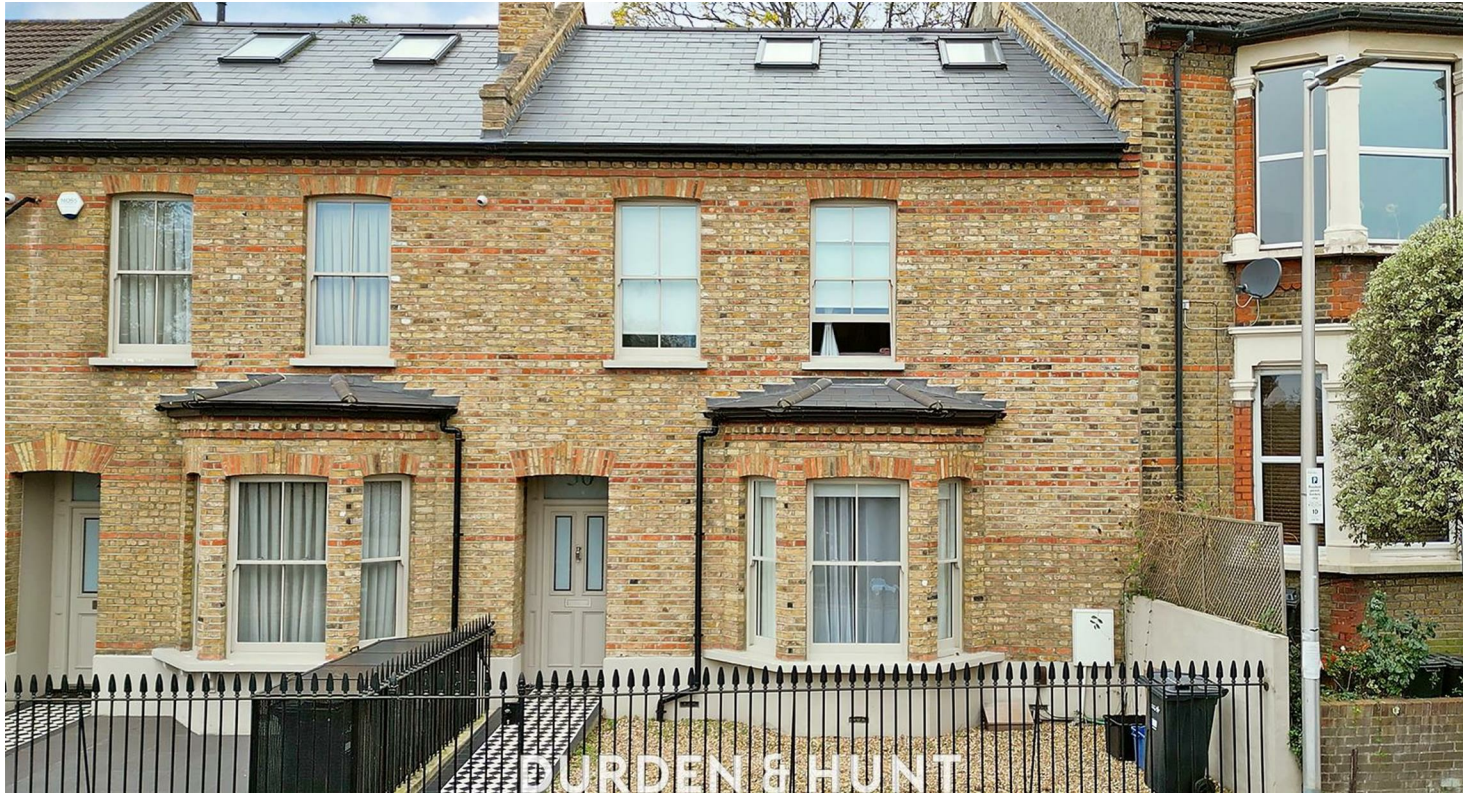


# DURDEN & HUNT

INTERNATIONAL



## Marlborough Road, South Woodford E18

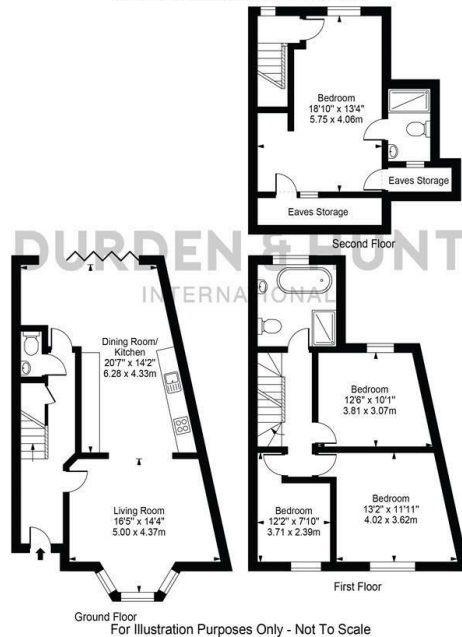
Asking Price £800,000

- Over 1,400 SQFT
- Fabulous Location
- Downstairs WC
- Four Bedroom Home On Three Floors
- Great Transport Links
- Eaves Storage
- Beautiful Chic Kitchen
- Two Stylish Bathrooms

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

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

Marlborough Road  
 Approx. Total Internal Area 1479 Sq Ft - 137.37 Sq M  
 (Including Eaves Storage & Restricted Height Area)  
 Approx. Gross Internal Area 1407 Sq Ft - 130.70 Sq M  
 (Excluding Eaves Storage & Restricted Height Area)



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

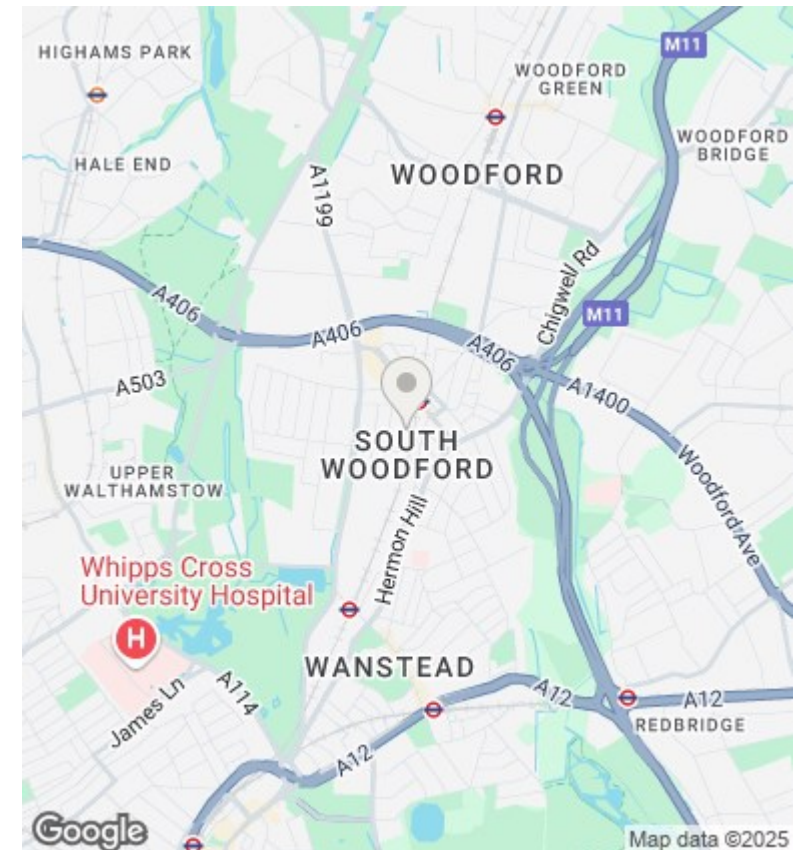
Viewings by arrangement only. Call 0208 150 7574 to make an appointment.

## Council Tax Band

F

## EPC Rating:

B



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>92</b> |
| (81-91) <b>B</b>                            | <b>85</b>               |           |
| (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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |