

DURDEN & HUNT

INTERNATIONAL



Lansdowne Road, South Woodford E18

Offers Over £1,400,000

- Over 2,400 SQFT
- Modern Kitchen And Breakfast Room
- Downstairs WC
- Three Floor, Semi Detached Home
- Two Large Living Room With Built In Shelving
- Detached Garage
- Great Location
- Wrap Around Garden
- Excellent Transport Links

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

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

Lansdowne Road
 Approx. Total Internal Area 2451 Sq Ft - 227.71 Sq M
 (Including Eaves Storage & Garage)
 Approx. Gross Internal Area Of Eaves Storage 33 Sq Ft - 3.04 Sq M
 Approx. Gross Internal Area Of Garage 228 Sq Ft - 21.21 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

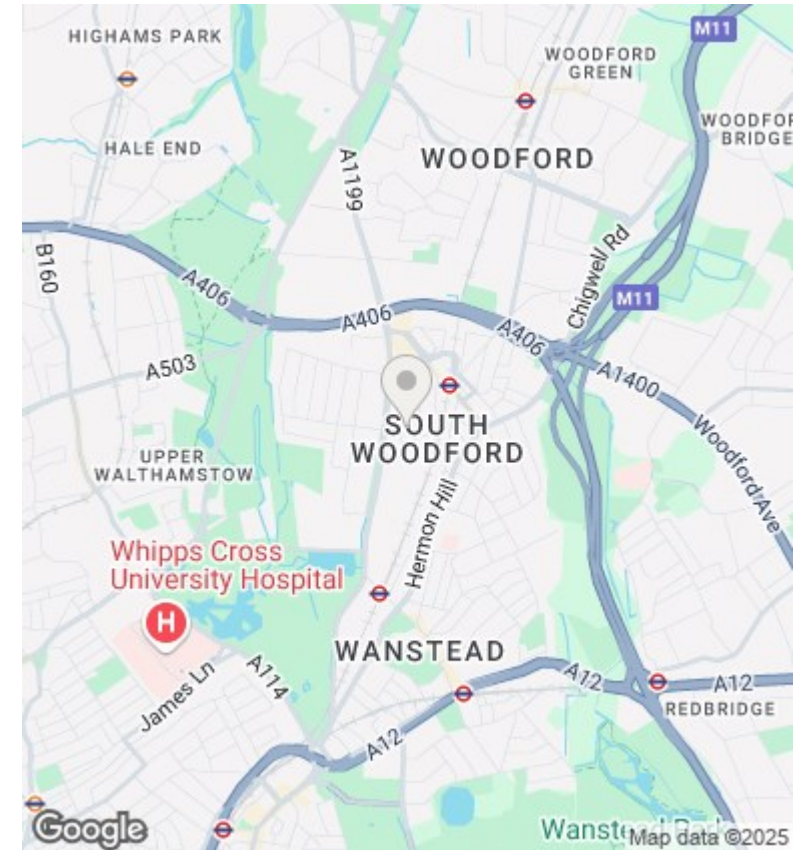
Viewings by arrangement only. Call 0208 150 7574 to make an appointment.

Council Tax Band

F

EPC Rating:

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	