

# DURDEN & HUNT

INTERNATIONAL



Leicester Road, Wanstead E11

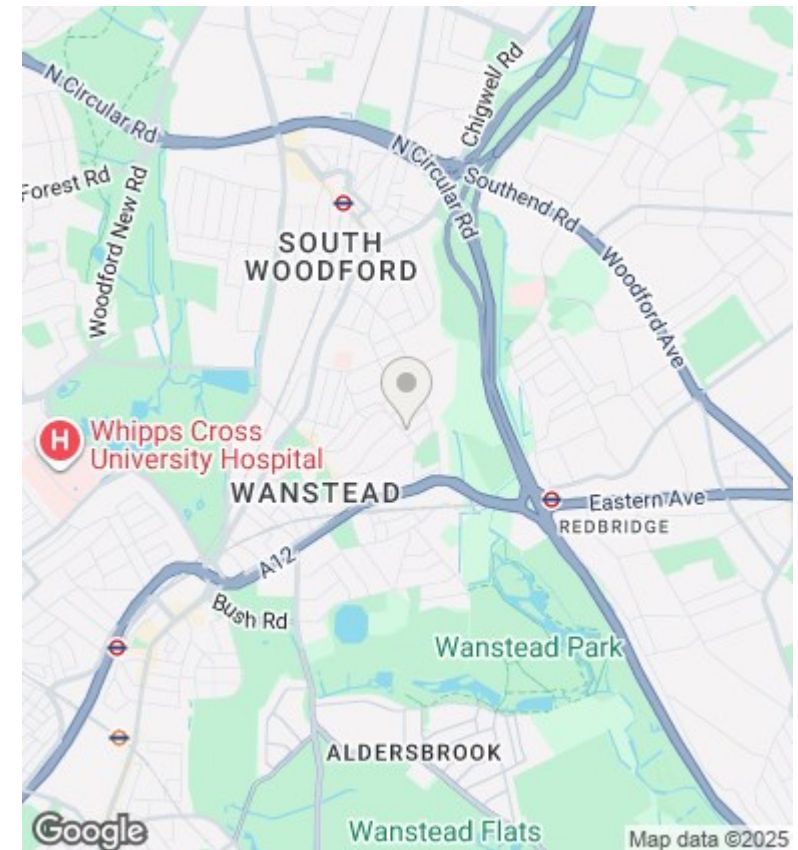
£2,000,000

- Desirable Location And Excellent Transport Links
- Notably Large Primary Bedroom
- Multiple Reception Rooms
- Family Bathroom
- Over 3,000 SQFT And Character Features
- Kitchen, Living And Dining Room
- Generous Basement
- Off Road Parking And Mature Garden
- Utility Room With Downstairs Shower And WC
- Four Additional Bedrooms



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

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



## Viewings

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

## Council Tax Band

G

## EPC Rating:

D

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 82                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 65      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |