

DURDEN & HUNT

INTERNATIONAL

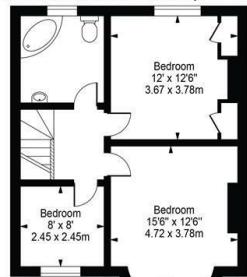


Hamilton Avenue, IG6

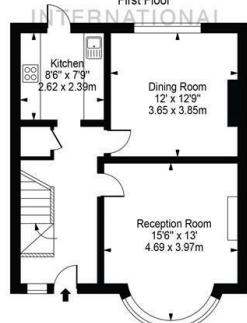
£550,000

- Vibrant Location
- Good Sized Garden
- Three Bedrooms
- Excellent Transport Links
- Spacious Living Room
- Contemporary Family Bathroom
- Off Road Parking
- Dining Room And Separate Kitchen

Hamilton Avenue
Approx. Gross Internal Area 1096 Sq Ft - 101.80 Sq M

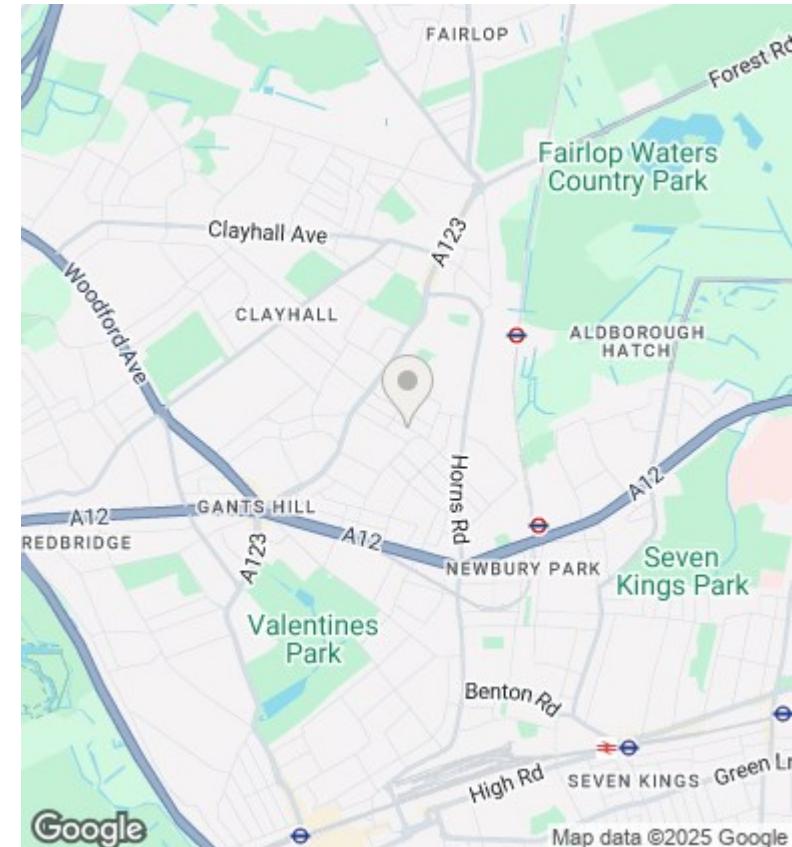


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Ground Floor
For Illustration Purposes Only - Not To Scale

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Viewings

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

Council Tax Band

D

EPC Rating:

D