

# DURDEN & HUNT

INTERNATIONAL



## Hollybush Hill, Wanstead E11

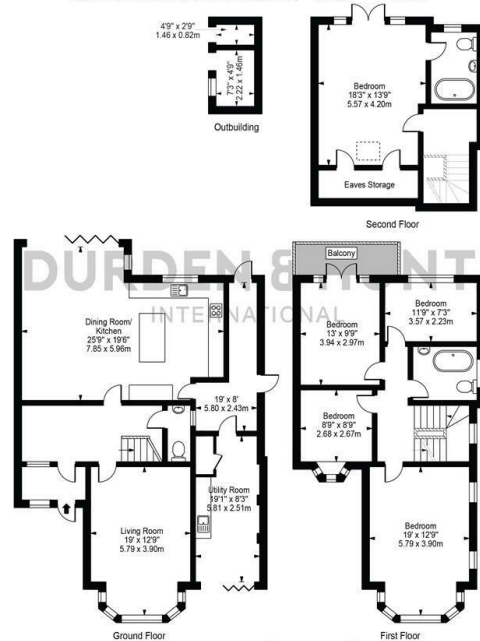
£1,875,000

- Chain Free
- Generously Sized Garden With Outbuilding
- Primary Bedroom With En Suite
- Stylish Family Bathroom
- Excellent Transport Links
- Open Plan Kitchen And Dining Room
- Spacious Living Room
- Garage And Off Road Parking
- Utility Room And Downstairs WC
- Four Additional Bedrooms

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

[wanstead@durdenandhunt.co.uk](mailto:wanstead@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

Hollybush Hill  
 Approx. Total Internal Area 2410 Sq Ft - 223.94 Sq M  
 (Including Eaves Storage & Outbuilding)  
 Approx. Gross Internal Area Of Eaves Storage 46 Sq Ft - 4.29 Sq M  
 Approx. Gross Internal Area Of Outbuilding 48 Sq Ft - 4.44 Sq M



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.

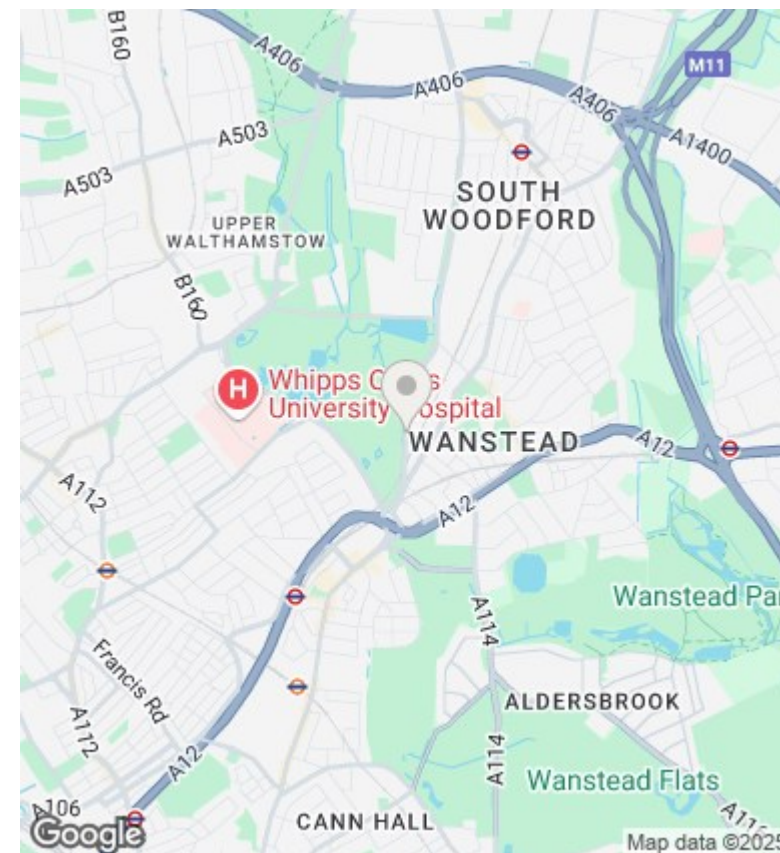
## Viewings

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

## Council Tax Band

F

## EPC Rating:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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	