

# DURDEN & HUNT

INTERNATIONAL



## Birkbeck Mews, London E8

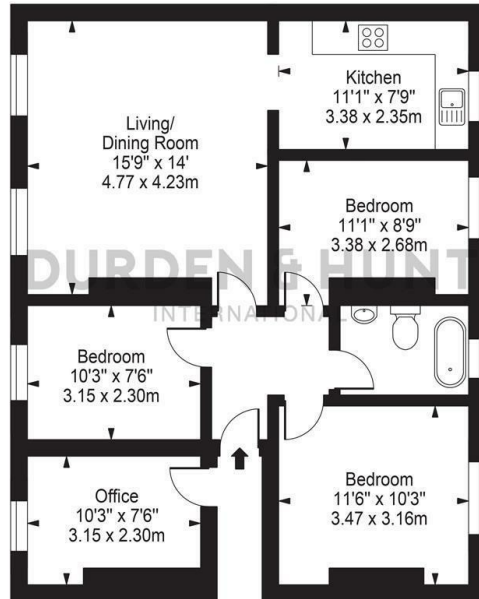
£3,400 Per Calendar Month

- Vibrant Location
- Open Plan Living And Dining Room
- Contemporary Family Bathroom
- Excellent Transport Links
- Three Well Proportioned Bedrooms
- Separate Office Space
- Modern Apartment
- Separate Kitchen

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

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

Approx. Total Internal Area 813 Sq Ft - 75.54 Sq M  
(Including Office)  
Approx. Gross Internal Area Of Office 70 Sq Ft - 6.50 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.

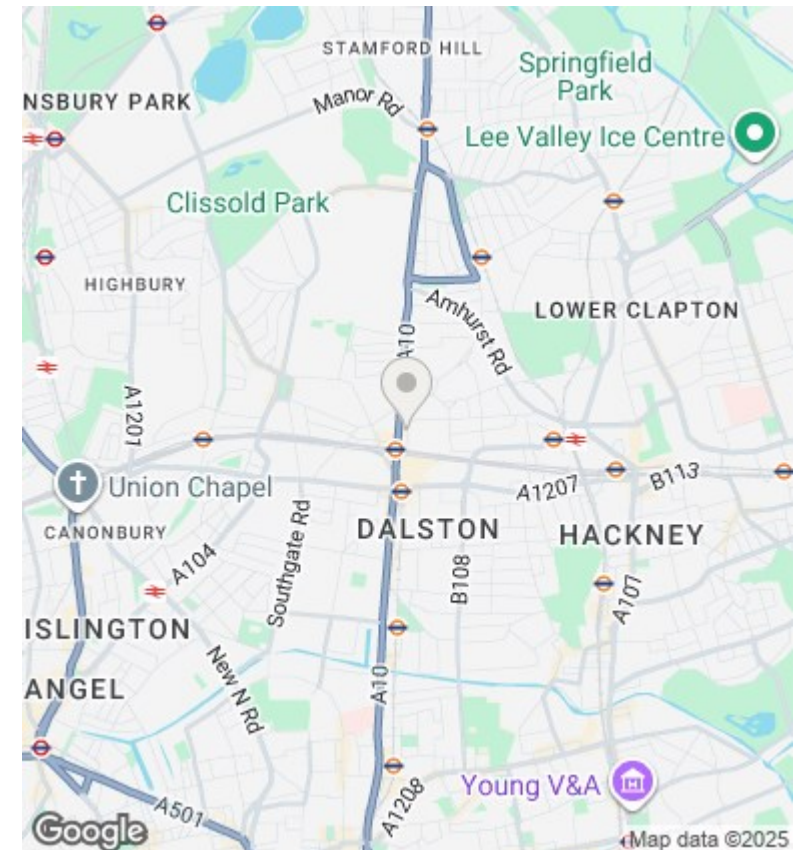
## Viewings

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

## Council Tax Band

D

## 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 |           |