

# DURDEN & HUNT

INTERNATIONAL



## Leicester Road, Wanstead E11

Asking Price £1,750,000

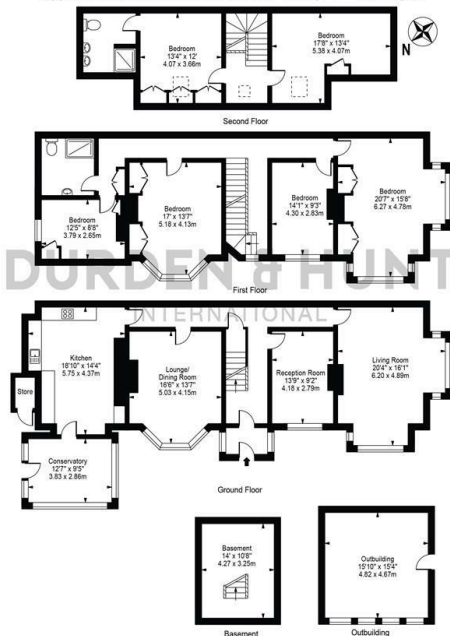
- Desirable Location
- Excellent Transport Links
- Six Bedrooms, One With En Suite
- Over 3,000 Sq Ft Of Living Space
- Gated Off Road Parking
- Multiple Reception Rooms
- Contemporary Family Shower Room
- Garden With Versatile Outbuilding
- Kitchen With Adjoining Conservatory
- Basement Level

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

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

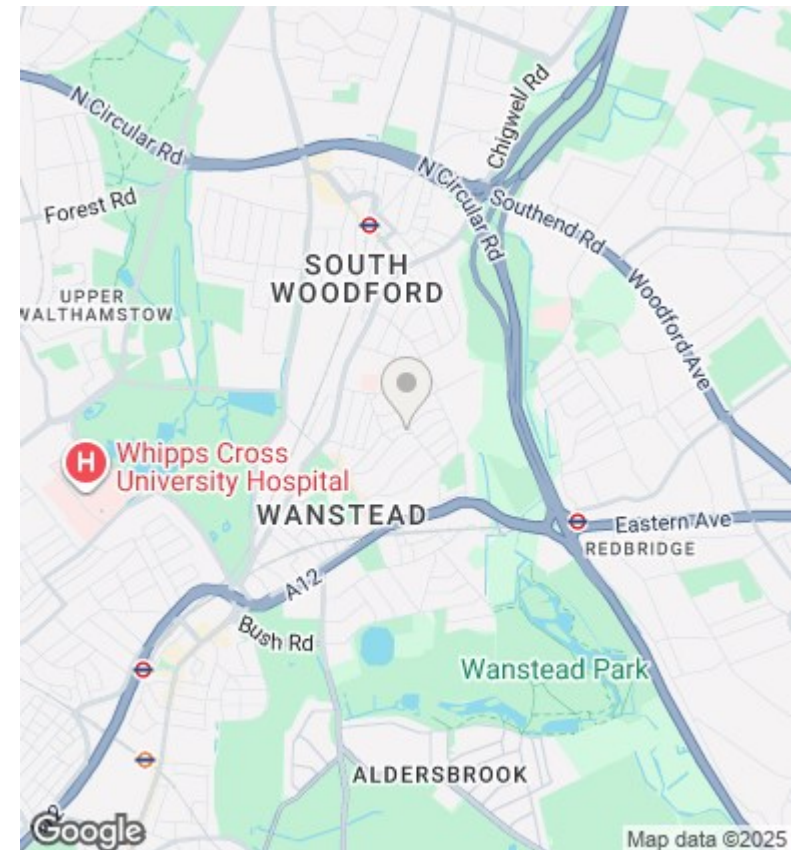


Leicester Road  
 Approx. Total Internal Area 3265 Sq Ft - 303.32 Sq M  
 (Including Outbuilding & Store)  
 Approx. Gross Internal Area Of Outbuilding 242 Sq Ft - 22.51 Sq M  
 Approx. Gross Internal Area Of Store 13 Sq Ft - 1.18 Sq M



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:

E

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 75                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 51      |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |