

DURDEN & HUNT

INTERNATIONAL



New Wanstead, Wanstead E11

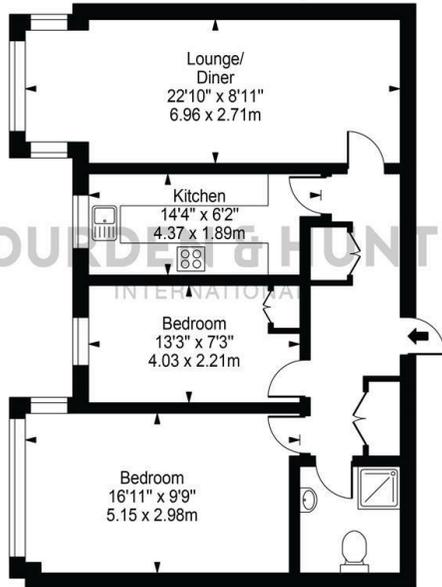
Offers In Excess Of £400,000

- Excellent Transport Links
- Two Bedrooms
- Family Shower Room
- Communal Green Space
- Open Plan Living & Dining Room
- Convenient Hallway Storage
- Ground Floor Apartment
- Contemporary Kitchen
- Garage & Off Road Parking

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

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

**Bourne Court,
New Wanstead**
Approx. Gross Internal Area 726 Sq Ft - 67.42 Sq M



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.

Viewings

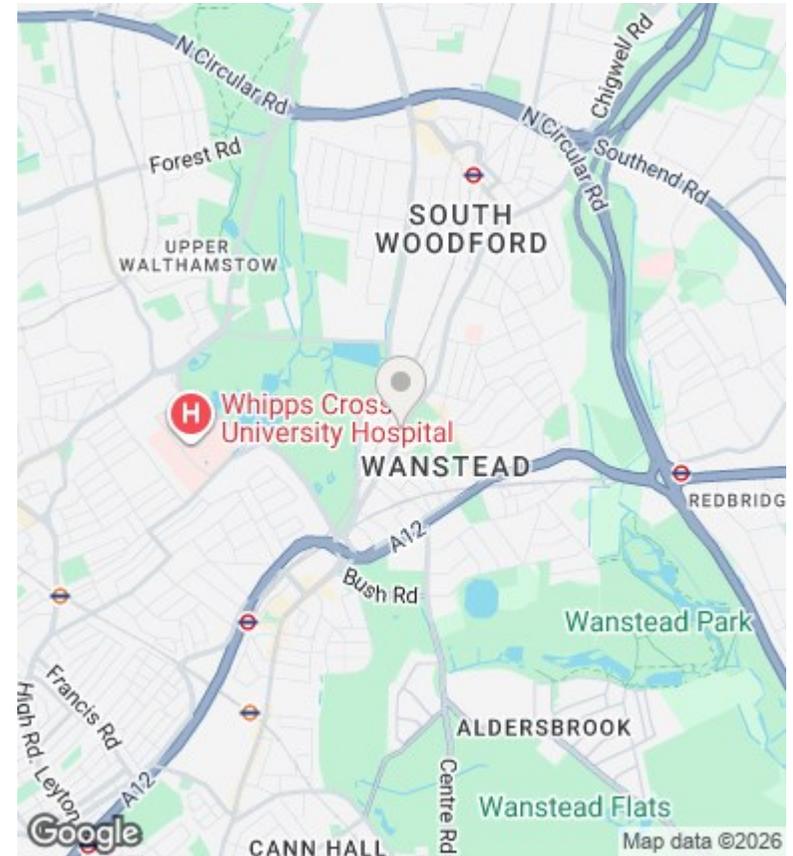
Viewings by arrangement only. Call 0208 150 7574 to make an appointment.

Council Tax Band

C

EPC Rating:

C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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	