

# DURDEN & HUNT

INTERNATIONAL



## Hermon Hill, Wanstead E11

Offers Over £390,000

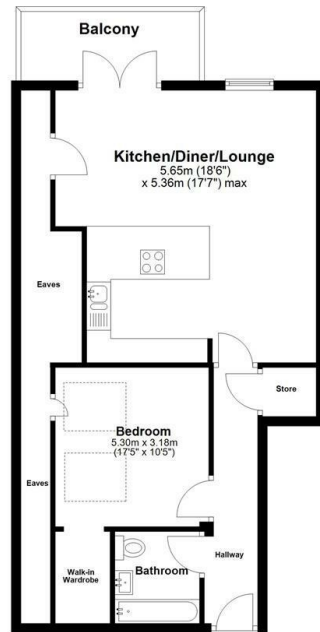
- Share Of Freehold Penthouse Apartment
- Excellent Transport Links
- Open Plan Living
- Contemporary Family Bathroom
- Prime Location
- Ideally Located For Wanstead High Street
- Integrated Kitchen Appliances
- Gated Allocated Parking
- Private Balcony
- Double Bedroom With Walk In Wardrobe

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

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

#### Fourth Floor

Approx. 63.2 sq. metres (680.7 sq. feet)

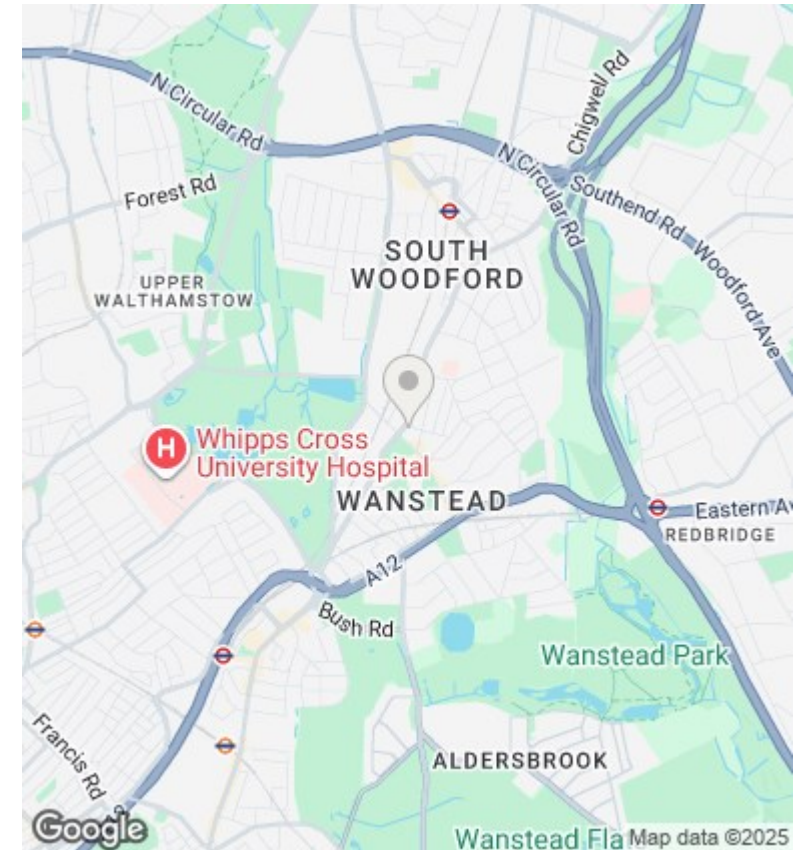


Total area: approx. 63.2 sq. metres (680.7 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp

Roca Court



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(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	