

# DURDEN & HUNT

INTERNATIONAL



## Vulcan House, Wanstead E11

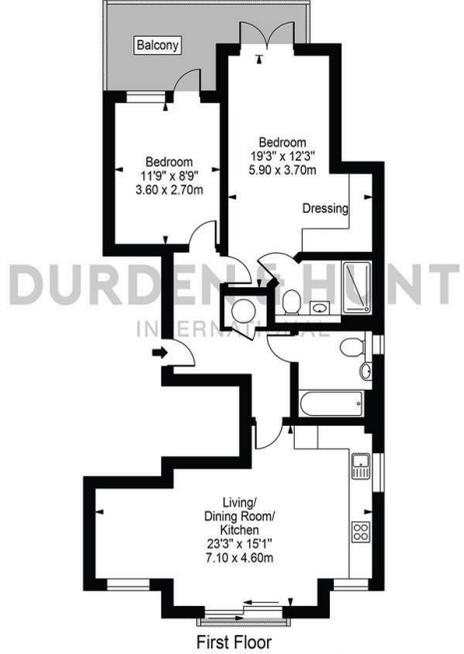
£550,000

- 1% Cashback If Completed Within 60 Days, Plus £6,000 Toward Stamp Duty Or First Six Months' Mortgage (Developer Incentive; Terms Apply)
- Primary Bedroom With En Suite
- 10 Year New Build Warranty
- First Floor Apartment
- New Luxurious Development
- Open Plan Living, Kitchen And Dining Room
- Anticipated Completion Autumn 25
- Excellent Transport Links
- Balcony And Communal Roof Garden
- Second Bedroom And Family Bathroom

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

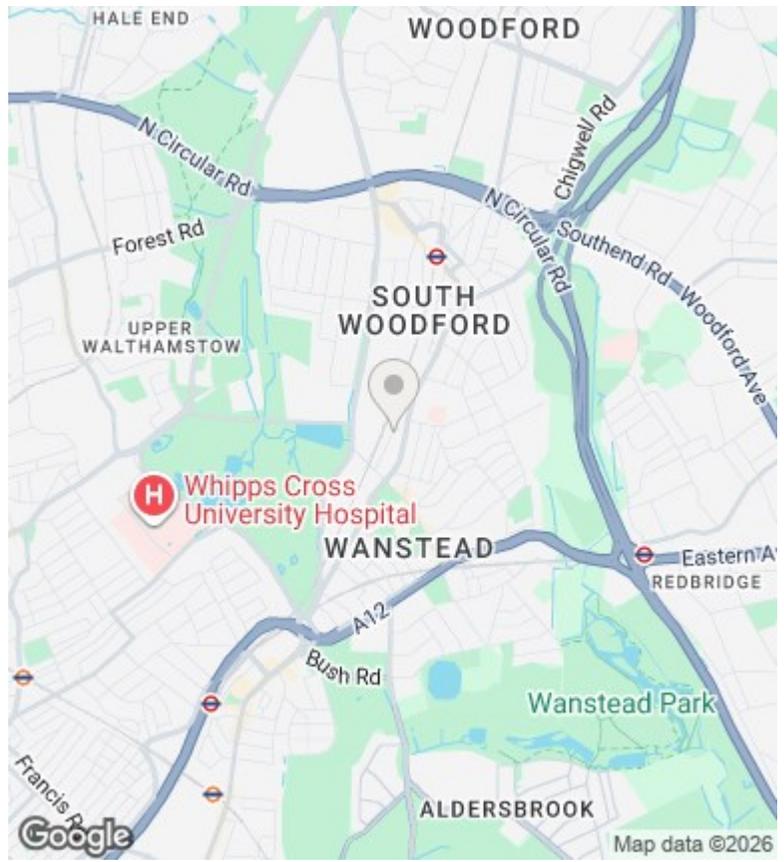
wanstead@durdenandhunt.co.uk  
<https://www.durdenandhunt.co.uk/>

Vulcan House  
 Approx. Gross Internal Area 760 Sq Ft - 70.64 Sq M



First 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

New Build

### EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	