

# DURDEN & HUNT

INTERNATIONAL



## Spratt Hall Road, Wanstead E11

Asking Price £1,600,000

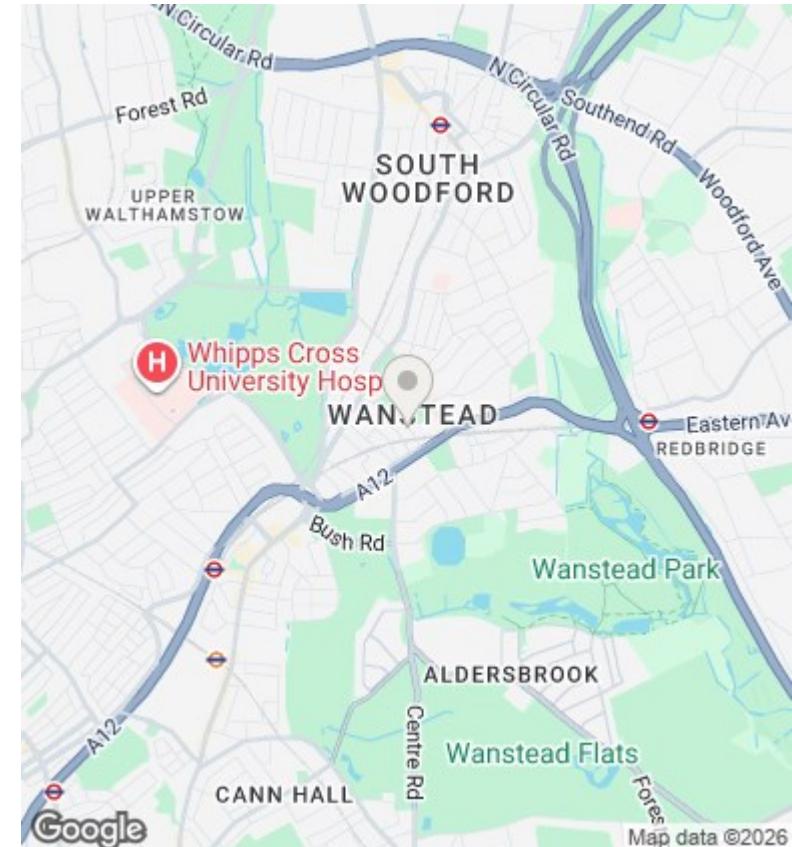
- Located in Wanstead Village, overlooking Christchurch Green
- Period Features Throughout
- Downstairs WC & Utility Room
- City Style Landscaped Garden
- Access to both Wanstead & Snaresbrook Underground Stations
- Two Reception Rooms
- Primary Bedroom With En Suite
- Extended Loft & Rear
- Open Plan Bespoke Kitchen & Dining Room
- Three Additional Bedrooms

Spratt Hall Road  
Approx. Gross Internal Area 2043 Sq Ft - 189.80 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

E

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC