

# DURDEN & HUNT

INTERNATIONAL



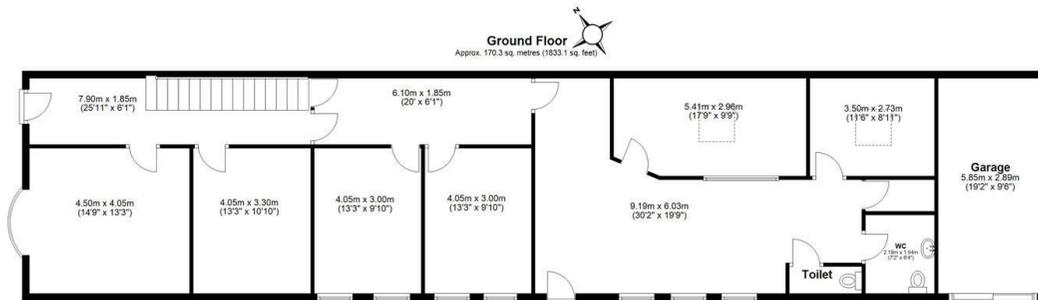
## Romford Road, Manor Park E12

Asking Price £800,000

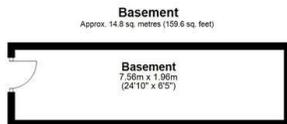
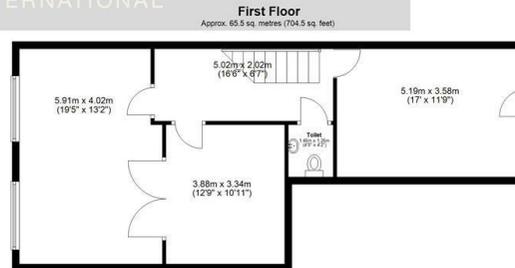
- Ideally Located
- Rear Garage
- Flexible Layout
- Prominent Corner Plot
- Ground, First And Basement Level
- Excellent Transport Links
- Over 2,500 SQ FT
- Three WC's
- Freehold

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0208 150 7574

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



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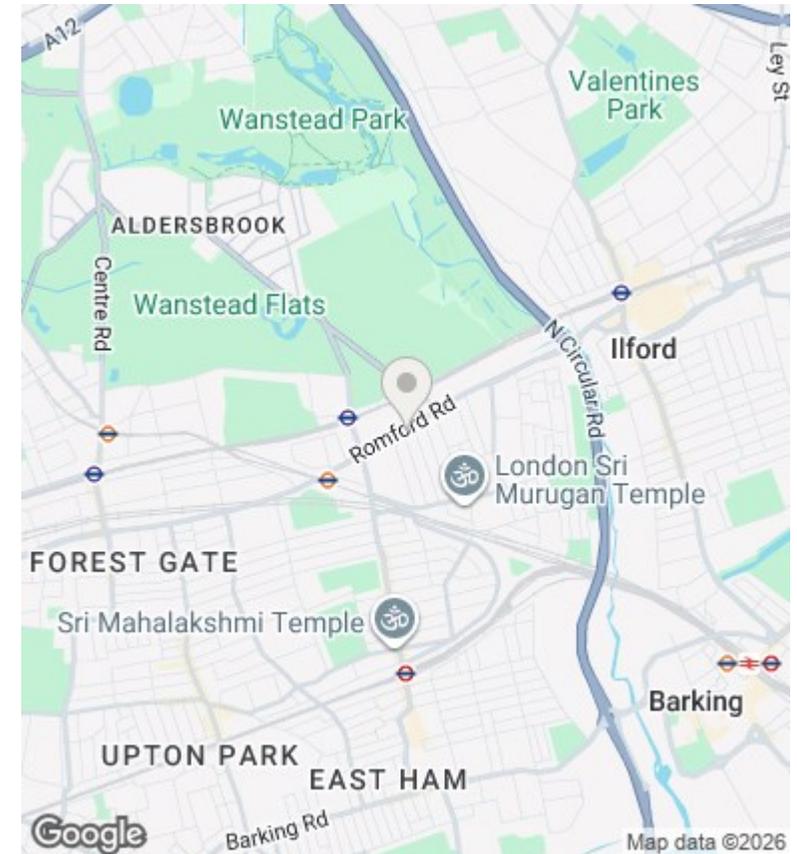


Total area: approx. 250.6 sq. metres (2697.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/closet space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp

Romford Road



## Viewings

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

## Council Tax Band

Exempt

## EPC Rating:

D

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>	<b>59</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	