

# DURDEN & HUNT

INTERNATIONAL



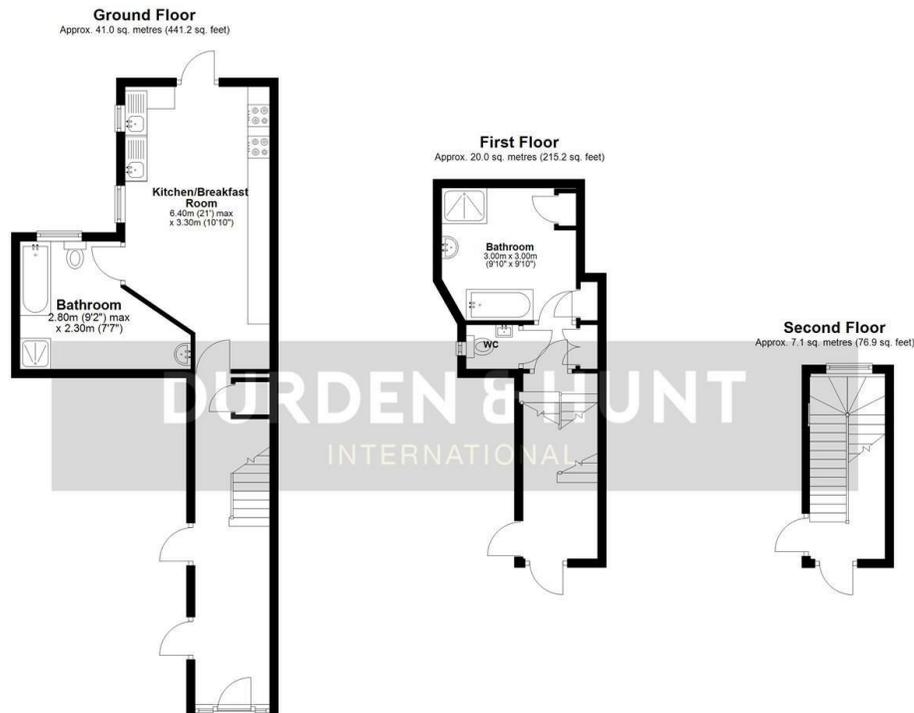
## St. Marys Road, Brent NW10

£1,000,000

- Desirable Location
- Open Plan Kitchen Diner
- Two Self Contained Bedrooms With Kitchen Space, One With En Suite
- Ideally Located For Local Amenities
- Excellent Transport Links
- Ground Floor Family Bathroom
- Two Additional Bedrooms
- Good Sized Garden
- Two Reception Rooms
- First Floor Family Bathroom

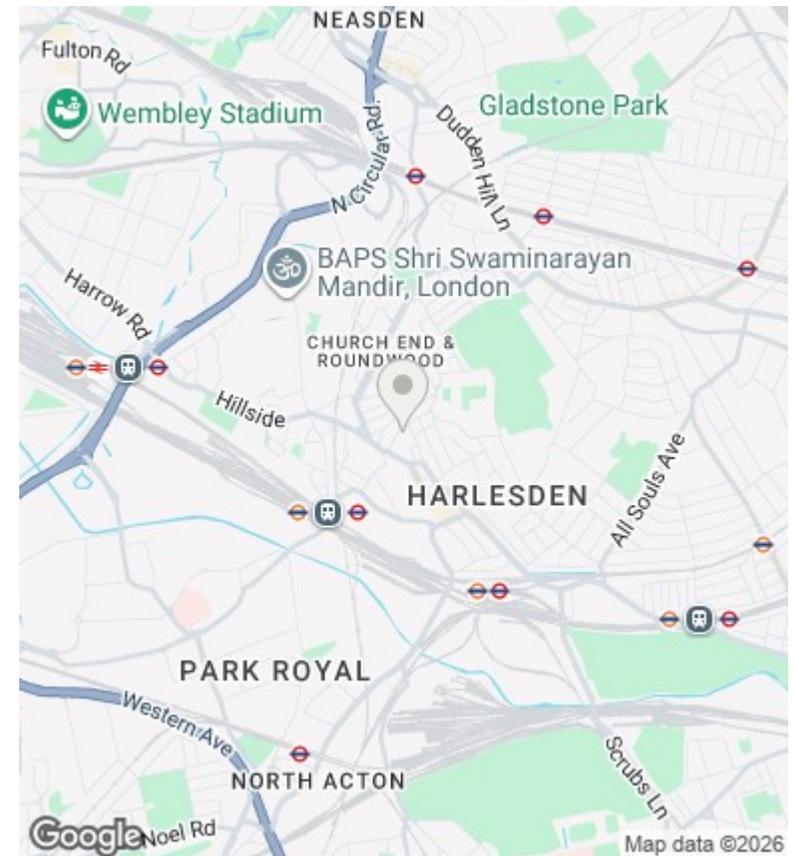
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All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not 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/closetboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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**St Marys Road**



## Viewings

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

## Council Tax Band

F

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</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	