

# DURDEN & HUNT

INTERNATIONAL



## Ironworks Way, Newham E13

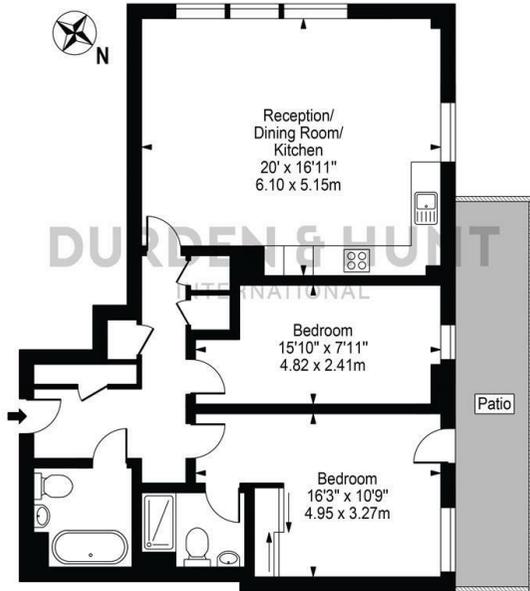
Offers Over £400,000

- Vibrant Location
- Open Plan Living
- On Site Amenities
- Contemporary Family Bathroom
- Excellent Transport Links
- Modern Development
- Primary Bedroom With En Suite
- Private Patio And Communal Gardens
- Integrated Kitchen Appliances
- Additional Double Bedroom

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

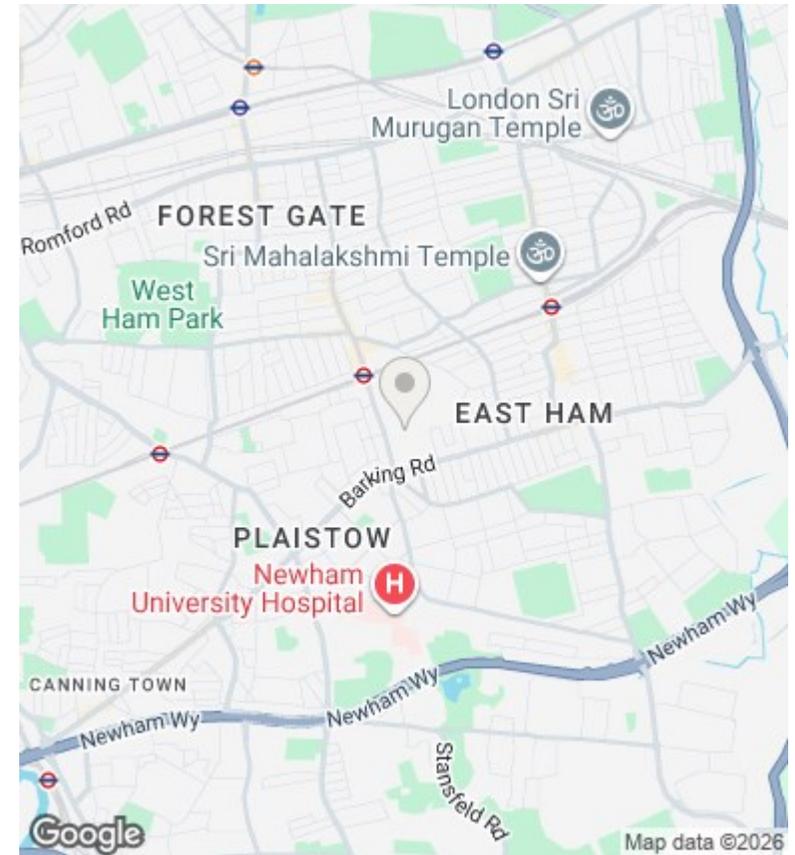
wanstead@durdenandhunt.co.uk  
<https://www.durdenandhunt.co.uk/>

**Taylor House,  
Ironworks Way**  
Approx. Gross Internal Area 838 Sq Ft - 77.87 Sq M



Ground 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

C

### EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	