

DURDEN & HUNT

INTERNATIONAL



Hamilton Road, London E17

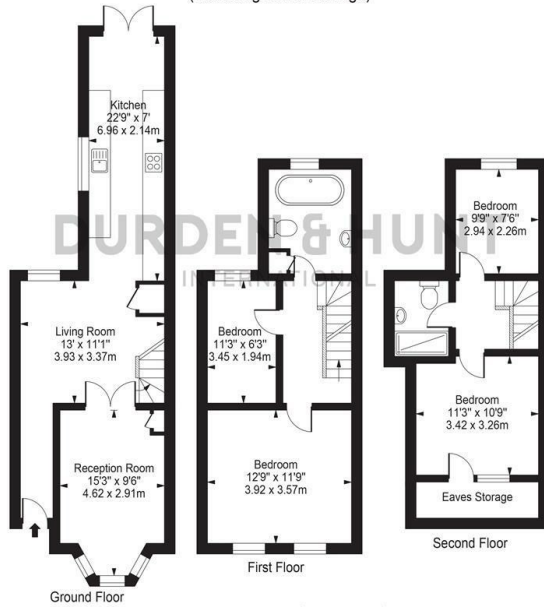
£3,300 Per Month

- Modern Throughout
- Reception Room
- Garden With Patio Area
- Fitted Kitchen
- Four Well Proportioned Bedrooms
- Excellent Transport Links
- Spacious Living Room
- Two Family Bathrooms

159 High Street, Hornchurch, Essex, RM11 3YD
01708 202 777

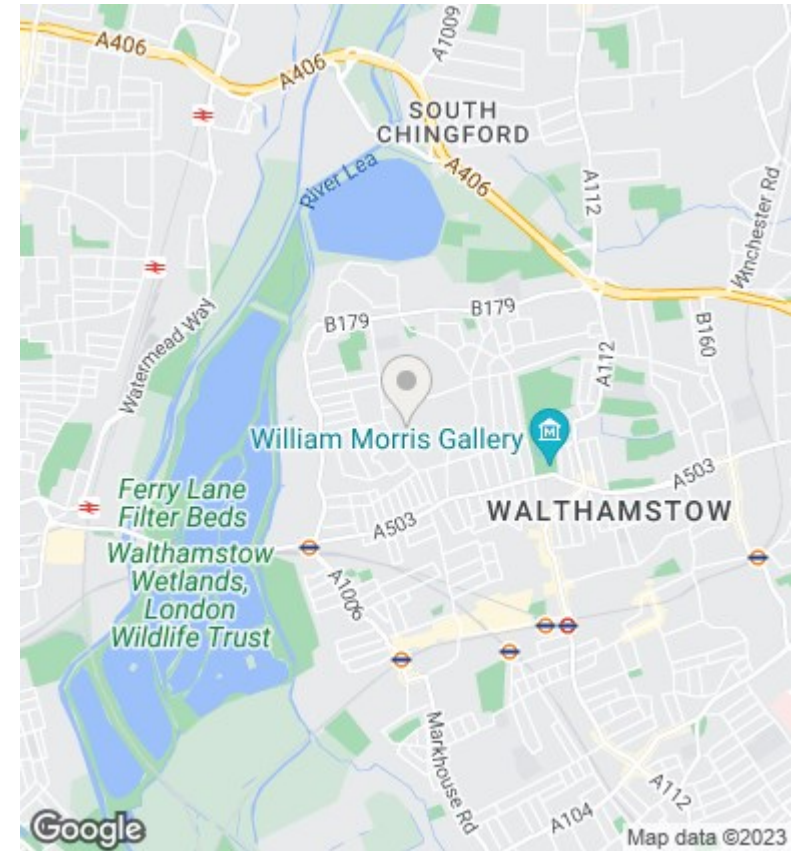
lettings@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk>

Hamilton Road
 Approx. Total Internal Area 1196 Sq Ft - 111.13 Sq M
 (Including Eaves Storage)
 Approx. Gross Internal Area 1160 Sq Ft - 107.73 Sq M
 (Excluding Eaves Storage)



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 01708 202 777 to make an appointment.

Council Tax Band

B

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		90
(81-91)	B	75	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	