

# DURDEN & HUNT

INTERNATIONAL



## Sylvan Road, London E11

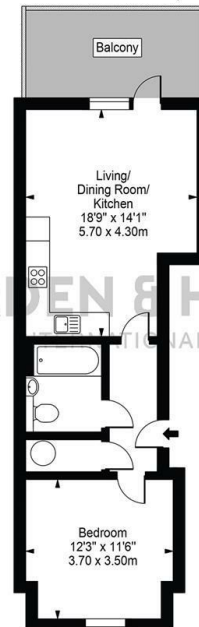
£375,000

- \*By Appointment Only - Highly Anticipated Show Apartment Launch Event 27th September \*
- Anticipated Completion Autumn 25
- Spacious Bedroom And Contemporary Bathroom
- Second Floor Apartment With Dedicated Balcony
- New Luxurious Development
- Available To Purchase Off Plan
- 10 Year New Build Warranty
- Excellent Transport Links
- Chic Kitchen, Living And Dining Room
- Selection Of One, Two And Three Bedroom Apartments Available

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

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

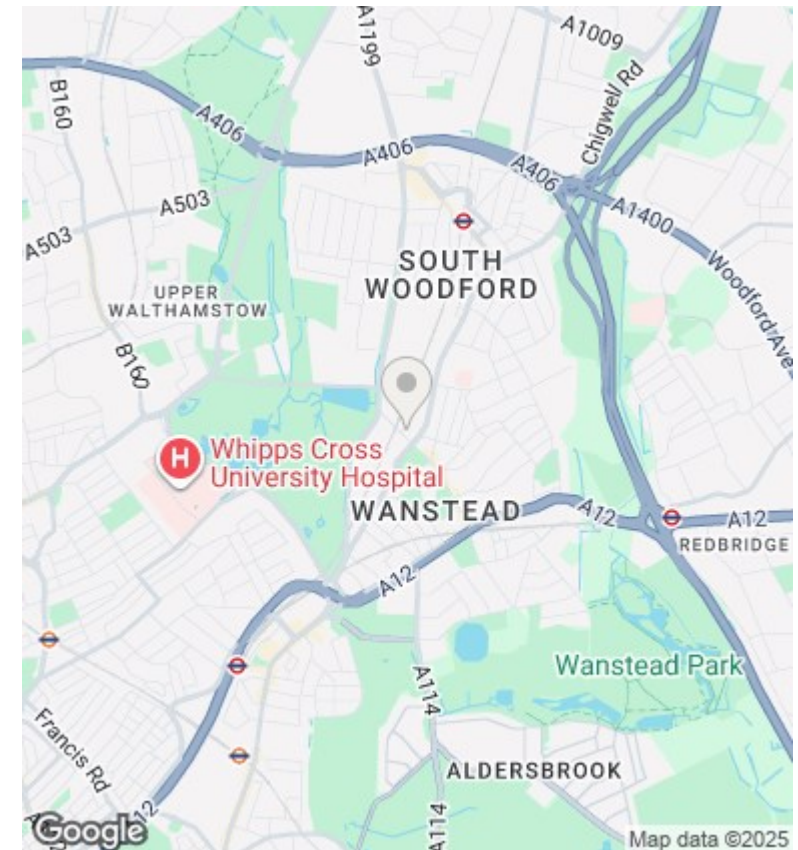
Vulcan House  
Approx. Gross Internal Area 502 Sq Ft - 46.64 Sq M



Second 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

New Build

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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	