

# DURDEN & HUNT

INTERNATIONAL



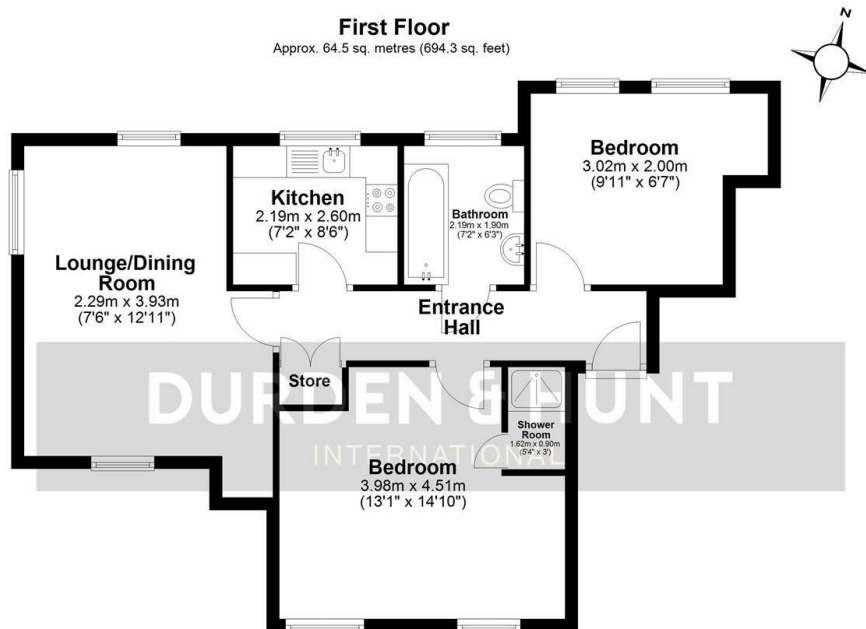
## Lime Tree Close, London E18

£400,000

- Chain Free
- Excellent Transport Links
- Good Sized Second Bedroom
- Tasteful Kitchen
- Share Of Freehold
- Allocated Parking Space And Visitor Parking
- Family Bathroom
- First Floor Apartment
- Primary Bedroom With En Suite
- Spacious Living And Dining Room

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

[wanstead@durdenandhunt.co.uk](mailto:wanstead@durdenandhunt.co.uk)  
<https://www.durdenandhunt.co.uk/>

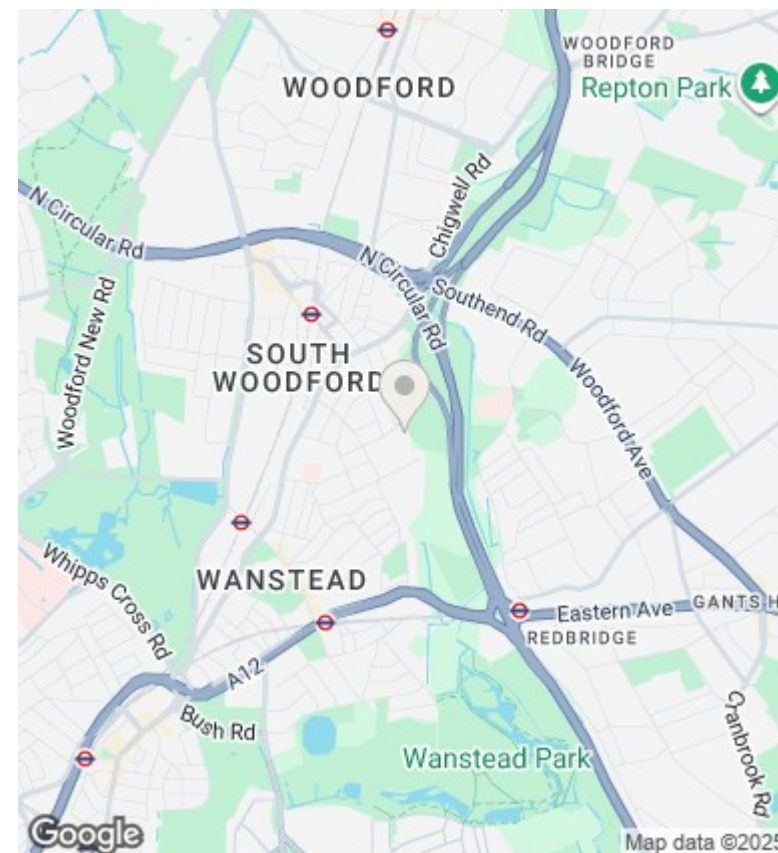


Total area: approx. 64.5 sq. metres (694.3 sq. feet)

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/cupboard 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.

**Lime Tree Close**



## Viewings

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

## Council Tax Band

B

## 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	