

# DURDEN & HUNT

INTERNATIONAL



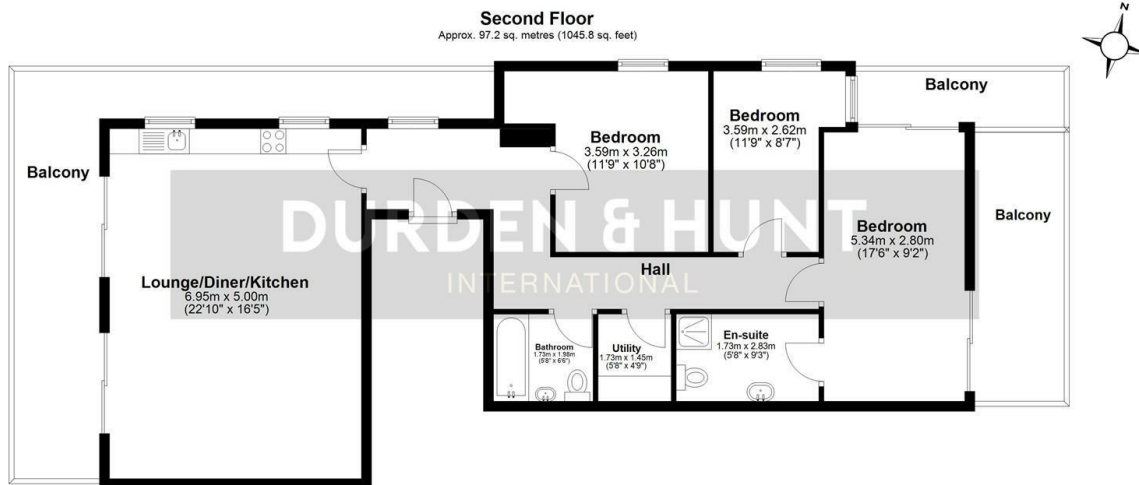
## Fifth Avenue, Manor Park E12

£2,600 Per Month

- Vibrant Location
- Primary Bedroom With En Suite
- Wrap Around City Views
- Integrated Kitchen Appliances
- Excellent Transport Links
- Two Additional Bedrooms
- Utility Room & Family Bathroom
- Penthouse Apartment
- Private Balcony
- Open Plan Living

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

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



Total area: approx. 97.2 sq. metres (1045.8 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.

**Cameron Court**

## Viewings

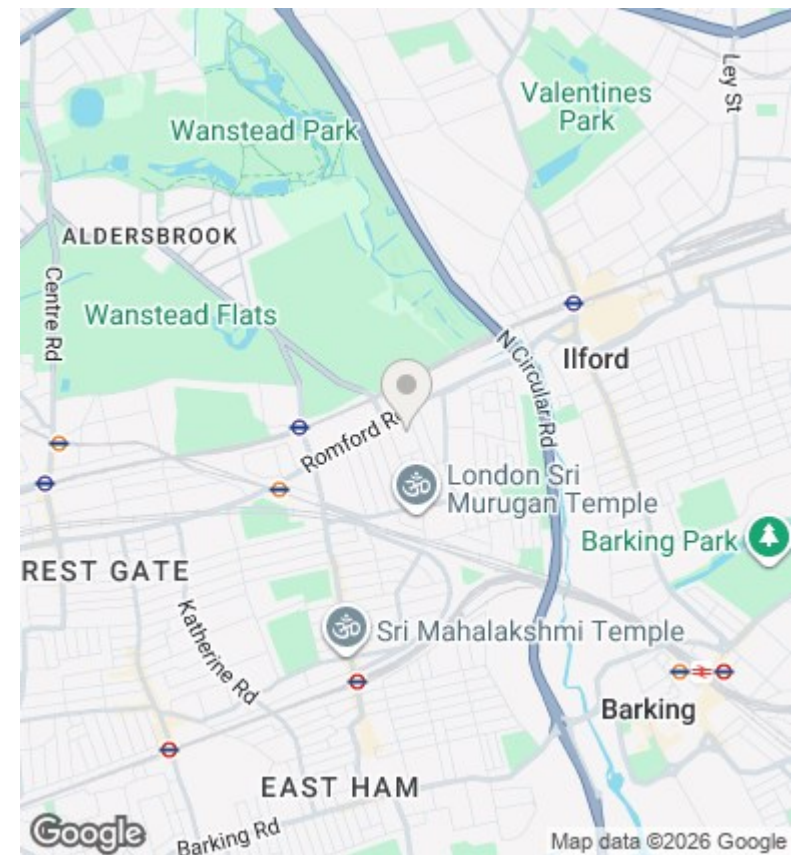
Viewings by arrangement only. Call 0208 150 7574 to make an appointment.

## Council Tax Band

D

## EPC Rating:

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(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	