

# DURDEN & HUNT

INTERNATIONAL



## Vulcan House, Wanstead E11

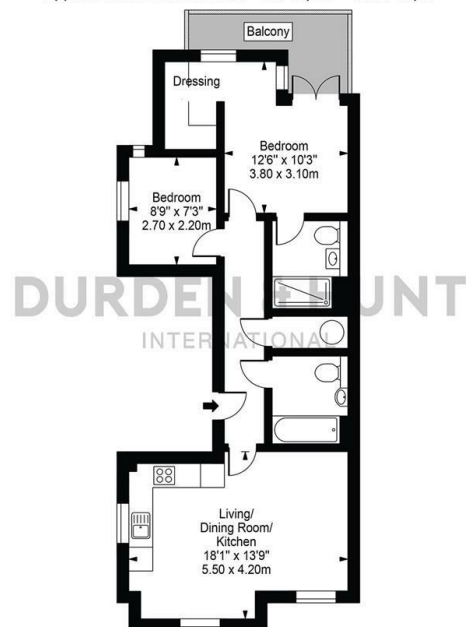
£490,000

- 1% Cashback If Completed Within 60 Days, Plus £6,000 Toward Stamp Duty Or First Six Months' Mortgage (Developer Incentive; Terms Apply)
- Excellent Transport Links
- Open Plan Living, Kitchen And Dining Room
- Second Floor Apartment
- Communal Roof Garden
- 10 Year New Build Warranty
- Available To Purchase Off Plan
- Primary Bedroom With En Suite And Dedicated Balcony
- New Luxurious Development

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

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

Vulcan House  
Approx. Gross Internal Area 634 Sq Ft - 58.93 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.

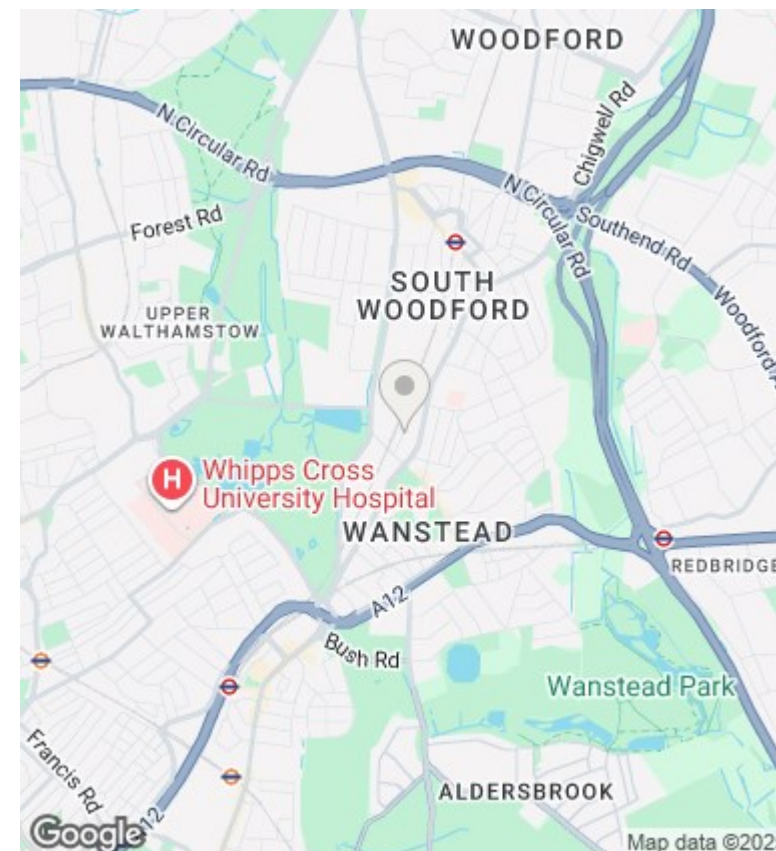
## Viewings

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

## Council Tax Band

New Build

EPC Rating:



| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (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>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |