

# DURDEN & HUNT

INTERNATIONAL



## Genas Close, Barkingside IG6

Offers In Excess Of £600,000

- Newly Refurbished Townhouse
- Two Additional Bedrooms
- Downstairs WC
- Excellent Transport Links
- Open Plan Kitchen, Dining And Living Room
- First Floor Lounge With Balcony
- Off Road Parking
- Master Bedroom With En Suite
- Modern Family Bathroom
- Garden

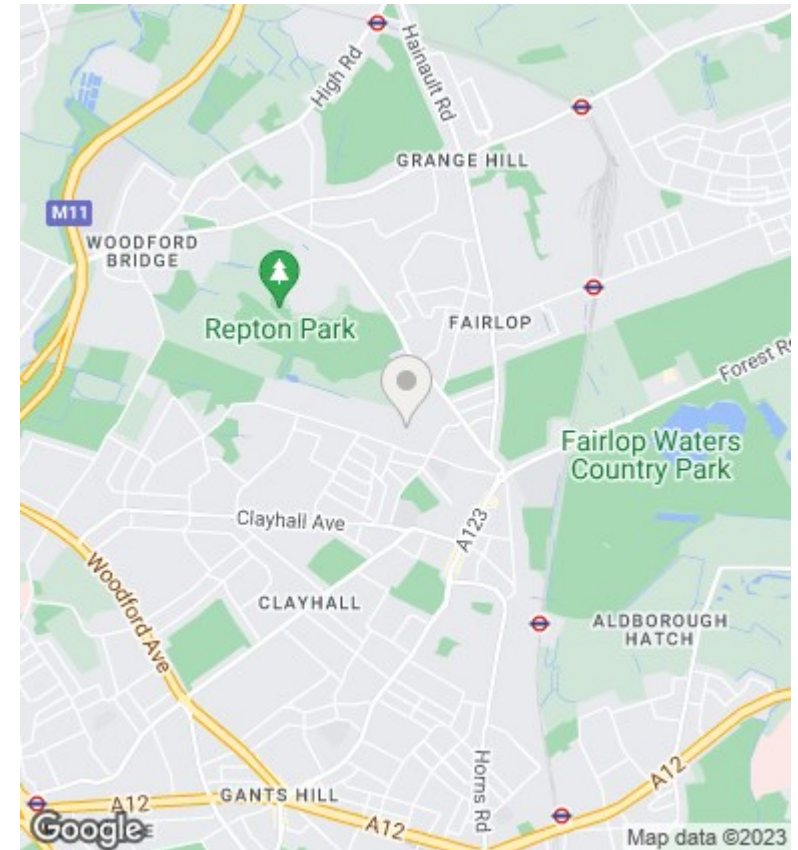
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0203 026 0160

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



**THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.



## Viewings

Viewings by arrangement only. Call 0203 026 0160 to make an appointment.

## Council Tax Band

E

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<div style="display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; padding: 2px 5px; margin-right: 10px;">74</div> <div style="border: 1px solid black; padding: 2px 5px; margin-right: 10px;">83</div> </div>
(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	