

# DURDEN & HUNT

INTERNATIONAL



## Regents Drive, Woodford Green IG8

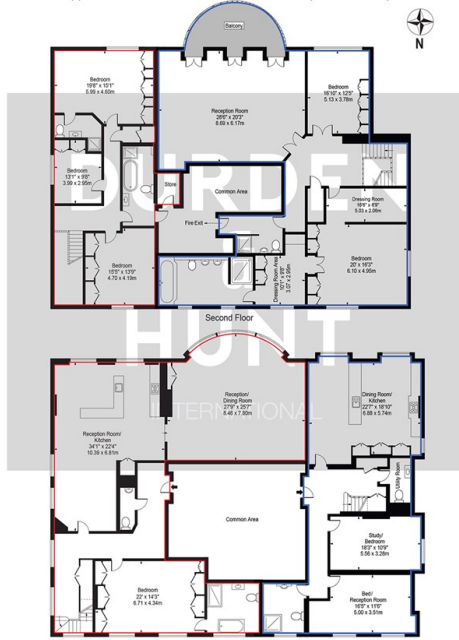
£3,250,000

- Rare And Unique Investment Opportunity
- Eight Great Sized Bedrooms
- Two Private Garages And Four Allocated Spaces
- Excellent Transport Links
- Entire Two Penthouses Of Coveted Building
- Concierge, Phone Entry System And CCTV Security Throughout Block
- Countryside And Far Reaching City Views
- Two Homes Across Two Floors
- Gated Building
- Luxury Repton Park Development

309 High Road, Loughton, Essex, IG10 1AL  
0203 026 0160

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

**Claybury Hall**  
 Approx. Total Internal Area 6193 Sq Ft - 573.35 Sq M  
 (Including Store & Excluding Common Area)  
 Approx. Gross Internal Area Of Store 34 Sq Ft - 3.16 Sq M



For Illustration Purposes Only - Not To Scale

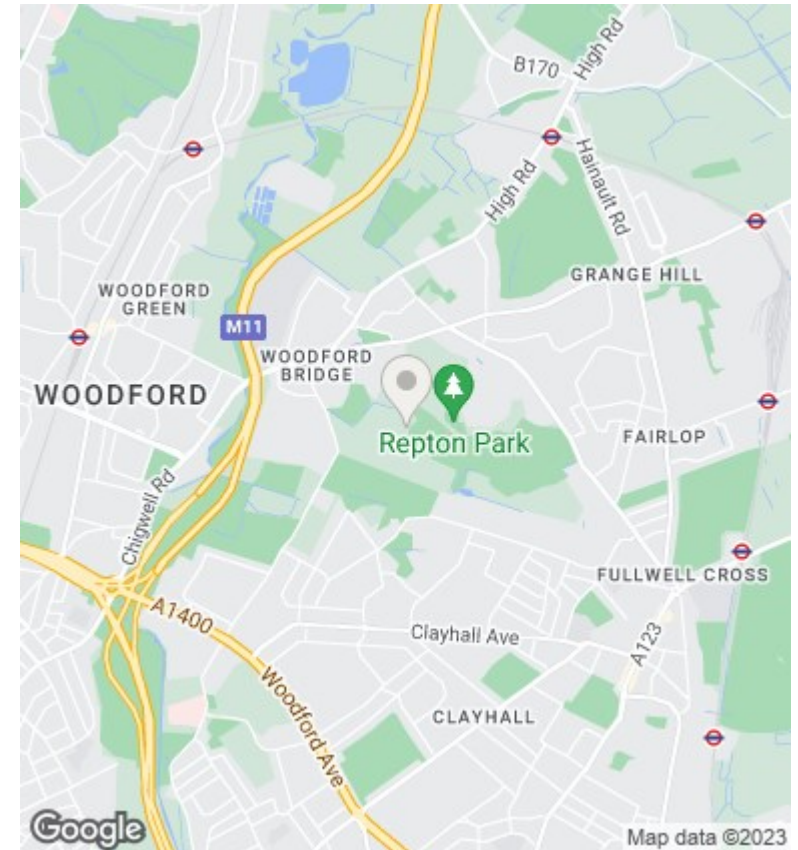
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements 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 0203 026 0160 to make an appointment.

## Council Tax Band

## 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	