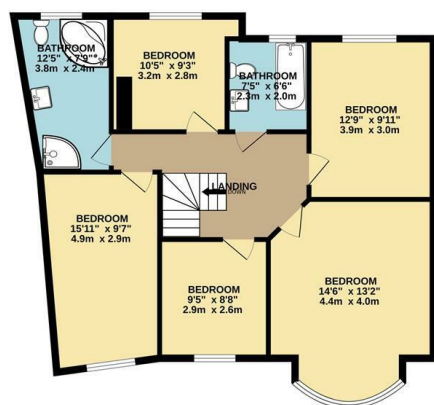
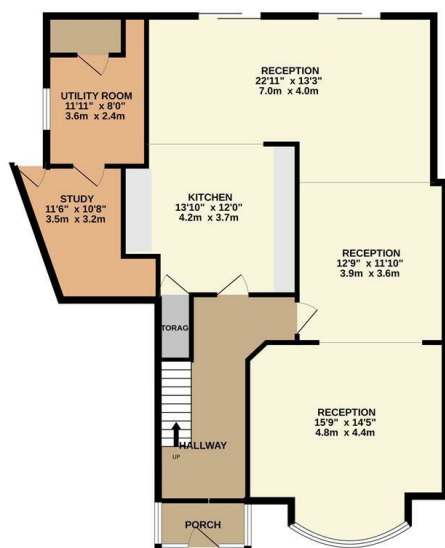




GROUND FLOOR
1132 sq.ft. (105.2 sq.m.) approx.

1ST FLOOR
856 sq.ft. (79.5 sq.m.) approx.



TOTAL FLOOR AREA: 1988 sq.ft. (184.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council: Redbridge | Council Tax Band: F | Floor Area: sq ft

CHURCHILL
estates

Langley Crescent, London, E11 2LZ
£4,000 Per Calendar Month

Bedrooms: 5 | Reception Rooms: 2 | Bathrooms: 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Request a Viewing: **020 8989 0011**

Email: **wanstead@wearechurchills.co.uk**



Available From July | Five Bedroom Semi Detached Home | Two Bathrooms | Off Street Parking | Open Plan Kitchen | Large Rear Garden | Within close proximity to Wanstead Central Line Station | Ground Floor WC

Available from July, this spacious five-bedroom semi-detached family home is ideally located within close proximity to Wanstead Central Line Station, as well as the High Road's shops and amenities.

The ground floor features a bright entrance hallway leading into a generous through reception room with direct access to a large rear garden. There is also a fully fitted open-plan kitchen, separate utility area, and a convenient ground floor WC.

The first floor offers five well-proportioned bedrooms, a modern four-piece family bathroom suite, and an additional full bathroom.

Further benefits include ample off-street parking.

Churchill Estates are delighted to present this substantial family home to the rental market.

