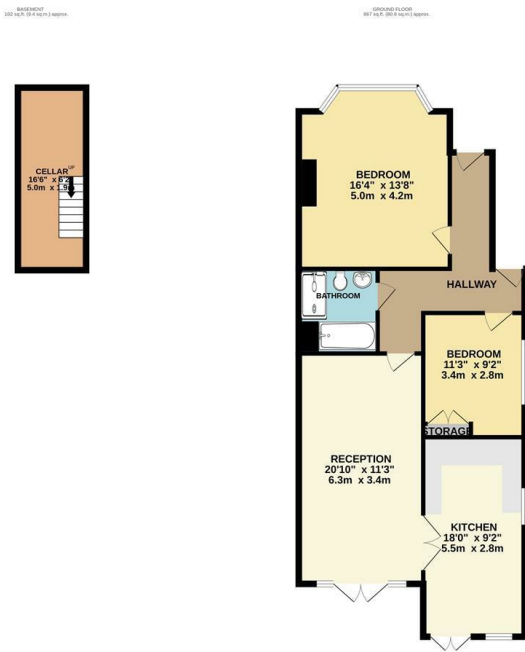




TOTAL FLOOR AREA: 969 sq. ft. (90.0 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown here may not be fitted and no guarantee as to their operability or efficiency can be given.
Notes and Remarks (2026)

Council: Redbridge | Council Tax Band: C | Floor Area: 969.00 sq ft

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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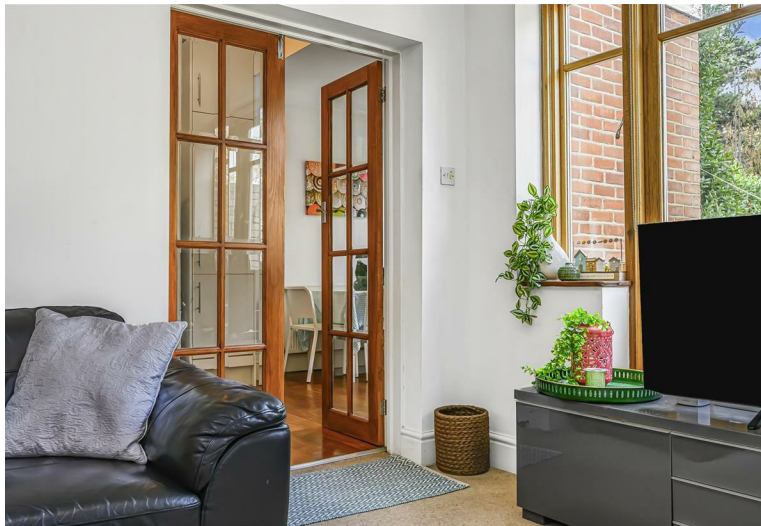
Langley Drive, Wanstead, E11 2LL
£2,500 Per Calendar Month

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **020 8989 0011**

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



Available immediately and offered part-furnished, this charming and well-presented two-bedroom ground floor flat is situated on the ever-popular Langley Drive in Wanstead. Combining generous living spaces, natural materials and attractive period features, this property offers a wonderful blend of character and comfort.

The flat boasts two spacious double bedrooms, large neutral rooms and beautiful original features, including period sash windows. Natural finishes enhance the character of the property, with pure natural wool carpets throughout and a stunning natural mango wood floor in the kitchen.

The spacious lounge features bespoke wooden patio doors opening directly onto the private rear garden, while the kitchen also provides convenient garden access. The well-proportioned kitchen/diner offers an inviting space for everyday living and entertaining.

The mature garden is a particularly appealing feature, offering a peaceful outdoor retreat with established roses and edible plants, including a cherry tree, bay leaf and rosemary. Further benefits include a bathroom with a separate shower cubicle, a cellar providing ample storage and off-street parking. Shared side access with the flat above is fully secured by two gates with locks, providing a secure route alongside the property.

Ideally located within easy reach of Wanstead High Street and Wanstead Central Line station, the flat is perfectly positioned to enjoy the area's independent shops, cafés, restaurants and excellent transport connections.