



GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 383 sq.ft. (35.6 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 are intended to be used as a guide only. Prospective purchasers should verify all measurements and specifications. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Bluebeam ©2024

Council: Redbridge | Council Tax Band: C | Floor Area: 559.00 sq ft

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



Wanstead Lane, Ilford, IG1 3SP  
£1,395 Per Month

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



Request a Viewing: **0208 503 6060** Email: **walthamstow@wearechurchills.co.uk**



Nestled in the heart of Wanstead Lane, Ilford, this charming two-bedroom flat on the second floor offers a delightful living space for those seeking comfort and convenience.

As you step into this smartly laid out apartment, you are greeted by a warm and inviting atmosphere. The property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two well-proportioned bedrooms, there is ample space for a small family, guests, or even a home office.

The bathroom provides a tranquil retreat, ideal for unwinding after a long day. The flat's location in a low-rise development in Redbridge ensures a peaceful and serene environment, away from the hustle and bustle of the city.

Conveniently situated within easy reach of Wanstead, Gants Hill, and Redbridge station, commuting is a breeze with access to the Central line. Whether you fancy a leisurely picnic in Royston Gardens, a scenic stroll along the River Roding, or a day out in the lush greenery of Wanstead Park, this property offers a plethora of options for outdoor enthusiasts.

For those who enjoy recreational activities, Valentines Park is just a stone's throw away, offering a boating lake, landscaped gardens, a charming cafe dating back to 1912, an outdoor gym, and more.

In conclusion, this delightful flat in Wanstead Lane presents a unique opportunity to embrace a tranquil lifestyle while being surrounded by an array of amenities and natural beauty. Don't miss out on the chance to make this wonderful property your new home.

