



## Langdon House Ida Street , London, E14 6NG

### Guide price £320,000

Welcome to Langdon House, a charming flat located in the heart of London. This delightful two-bedroom, one-bathroom property spans an impressive 772 square feet, offering ample space for comfortable living.

Upon entering, you will find a well-appointed reception room that serves as the perfect setting for relaxation or entertaining guests. The flat is in great condition, ensuring that you can move in with ease and enjoy your new home from day one.

The two bedrooms are generously sized, providing a peaceful retreat at the end of a busy day. The bathroom is modern and functional, catering to all your needs.

Langdon House is situated in a great location, surrounded by a wealth of amenities, including shops, restaurants, and excellent transport links, making it an ideal choice for both professionals and families alike.

This property presents a wonderful opportunity to experience London living at its finest. Whether you are looking to buy or rent, this flat is sure to impress with its combination of space, condition, and location. Do not miss the chance to make this lovely flat your new home.

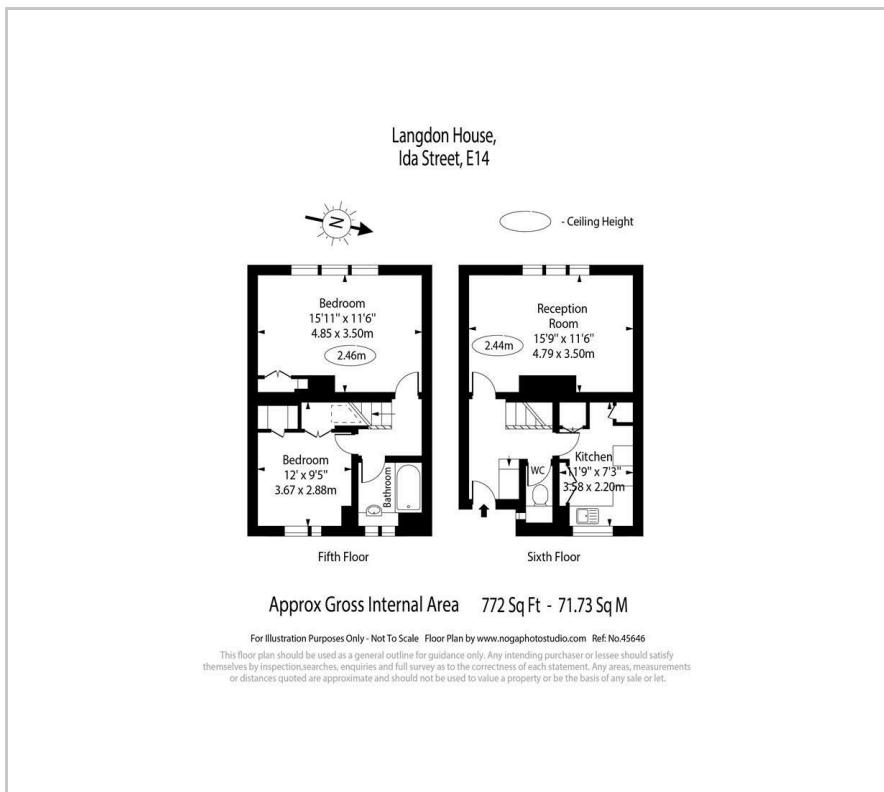
#### Viewing

Please contact us on 020 3198 4517 if you wish to arrange a viewing appointment for this property or require further information.

- 2 bedrooms
- Split level
- Separate Kitchen
- Spacious bedrooms
- Lift
- Available Chain Free



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D	72	79
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	



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