



## Lonsdale Road, London E11 2PH

**£1,450**

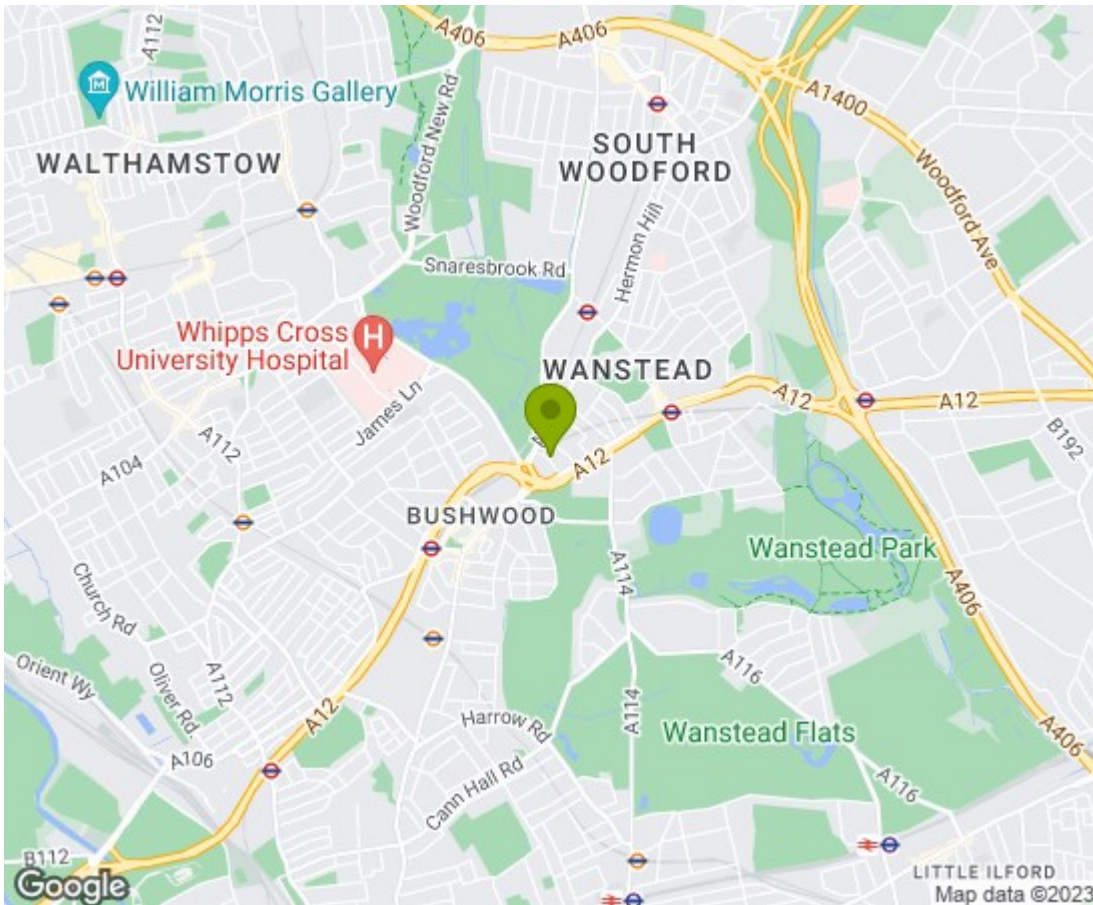
Birchills Estate Agents are very pleased to present the rental market this immaculate 2 double bedroom ground floor garden flat, within walking distance to Wanstead Tube Station.

Boasting high ceilings throughout, this amazing home offers a modern kitchen/utility with appliances, large living room, 2 double bedrooms and a bathroom.

To the rear of this home is a beautiful shared garden and to the front there is off street parking for 2 cars.

Please call a member of Birchills Team today to arrange an early viewing - we expect this fabulous home to let very quickly.

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		76
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		

**England & Wales** EU Directive 2002/91/EC

