







About the property

Bathed in natural light, this elegantly appointed two-bedroom apartment offers a harmonious blend of style, space, and serenity. One of the spacious double bedrooms features a luxurious walk-in wardrobe, adding a touch of boutique hotel charm to your everyday living.

The expansive reception room is a true centrepiece – a sun-drenched haven perfect for both entertaining and unwinding. A separate, well-equipped kitchen enhances the home's practicality without compromising its flow.

Tucked away in a highly sought-after enclave, the apartment enjoys close proximity to the Elizabeth Line, placing the heart of London within effortless reach. Explore nearby verdant parks and lively shops, all just a short stroll away.

Nestled within lush, expansive communal grounds, the property exudes a sense of calm and community. Residents' parking ensures your return home is always seamless.



Key features

- Two Double Bedrooms
- Fantastic Location
- Expansive Communal Grounds
- Residents Parking
- Moments from Elizabeth Line
- Available Immediately
- Furnished or Unfurnished
- Close to Shops & Parks

Material information

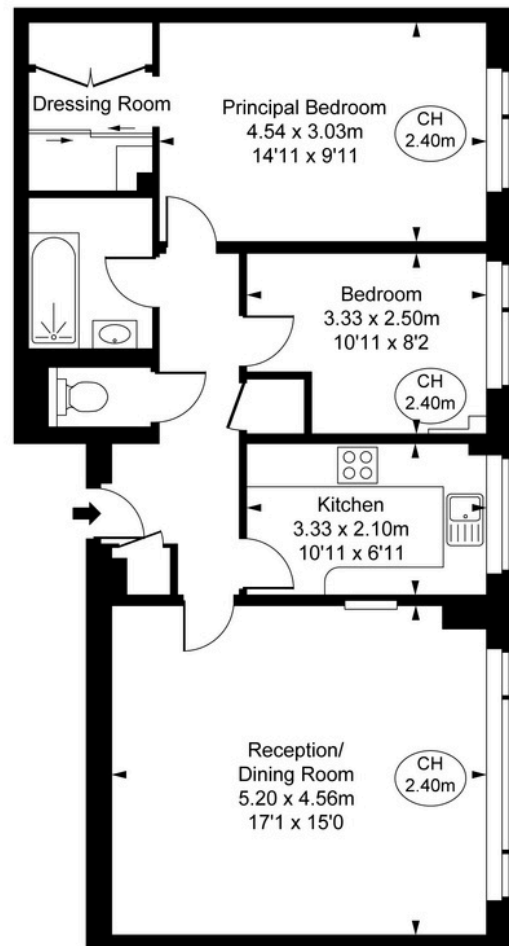
- Council Tax - **Band D**
- Guide Price - **£2,000 PCM**



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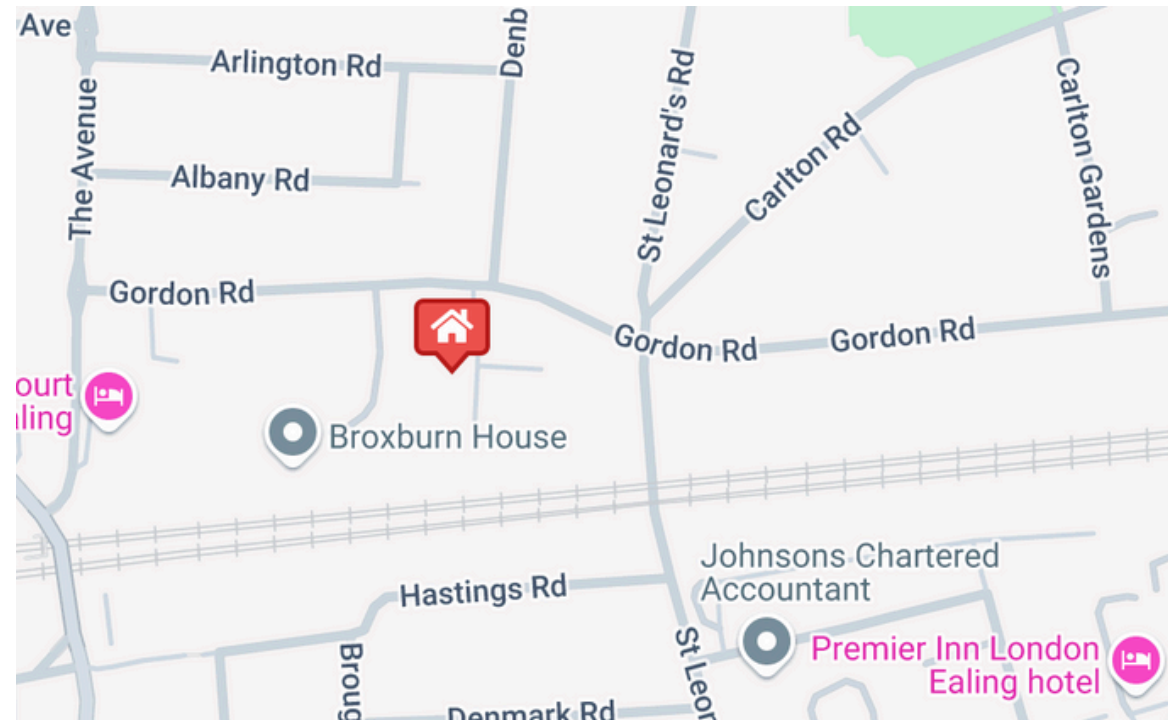
Langham Gardens, W13
 Approximate Gross Internal Area
 71.97 sq m / 775 sq ft

(CH = Ceiling Heights)



Third Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		