



South Molton Road, London, E16 1PE

£405 Per Week

A 3 DOUBLE BEDROOM 2 BATHROOM + HOME OFFICE, MODERN AND VERY WELL KEPT TOWN HOUSE FOR RENT LOATED IN CANNING TOWN, E16.

The house is offered in excellent order, comprising of modern fitted kitchen with lounge to rear with access to private garden, 3 double bedrooms, 2 luxury bathroom suites (1 being en suite shower room to master bedroom) and a home office / study.

Local stations within walking distance are Royal Victoria (appx 12 min walk) and Canning Town (appx 18 min walk) with local shops appx 15 minutes walk away. Street parking available by permit.

Comes furnished. PROPERTY AVAILABLE FROM NOW.

****NEWHAM LICENCE RULES APPLY TO THIS PROPERTY (Selective licence)**

This property can only be rented by a single-family household or shared by two unrelated tenants.

This includes; Relatives living together, including parents, grandparents, children (and step-children), grandchildren, brothers, sisters, uncles, aunts, nephews, nieces or cousins.

- 3 DOUBLE BEDROOMS
- EXCELLENT CONDITION
- FURNISHED
- **NEWHAM LICENCE RULES APPLY
- HOME OFFICE / STUDY
- TOWN HOUSE
- WALK TO DLR & TUBE STATION
- REAR GARDEN
- 2 LUXURY BATHROOM SUITES
- AVAILABLE FROM NOW



CANNING TOWN STATION



EXCEL LONDON



ROYAL VICTORIA DLR



EMIRATES AIRLINE



ROYAL VICTORIA DOCKS



ENTRANCE

South Molton Road, London, E16 1PE



FRONT OF HOUSE



RECEPTION ROOM



KITCHEN



RECEPTION ROOM VIEW



KITCHEN VIEW



GARDEN

South Molton Road, London, E16 1PE



GARDEN VIEW



BEDROOM 2



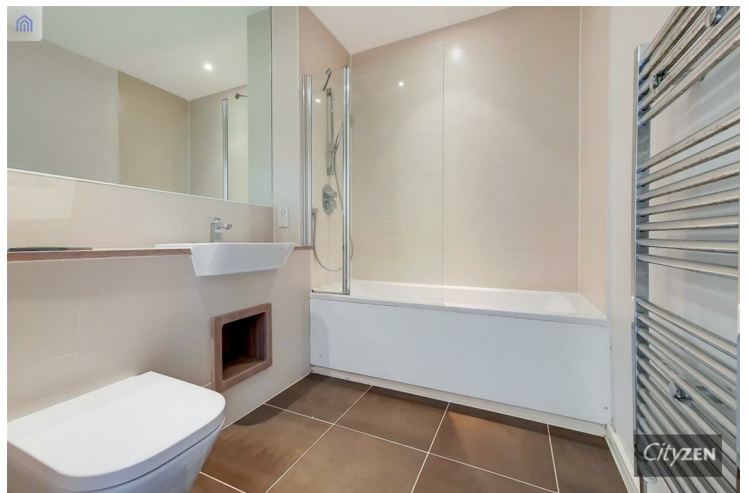
STUDY



BEDROOM 2 VIEW



STUDY VIEW



BATHROOM

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BEDROOM 1



BEDROOM 3



BEDROOM 1 VIEW



BEDROOM 3 VIEW



EN SUITE SHOWER ROOM



GROSS INTERNAL AREA (GIA)
The footprint of the property
96.81 sqm / 1042.05 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes stairs, landings and head height
84.88 sqm / 913.64 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

area residential: 92.41 sqm / 994.09 sqft
area commercial: 88.72 sqm / 954.97 sqft
area total: 181.13 sqm / 1949.06 sqft

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

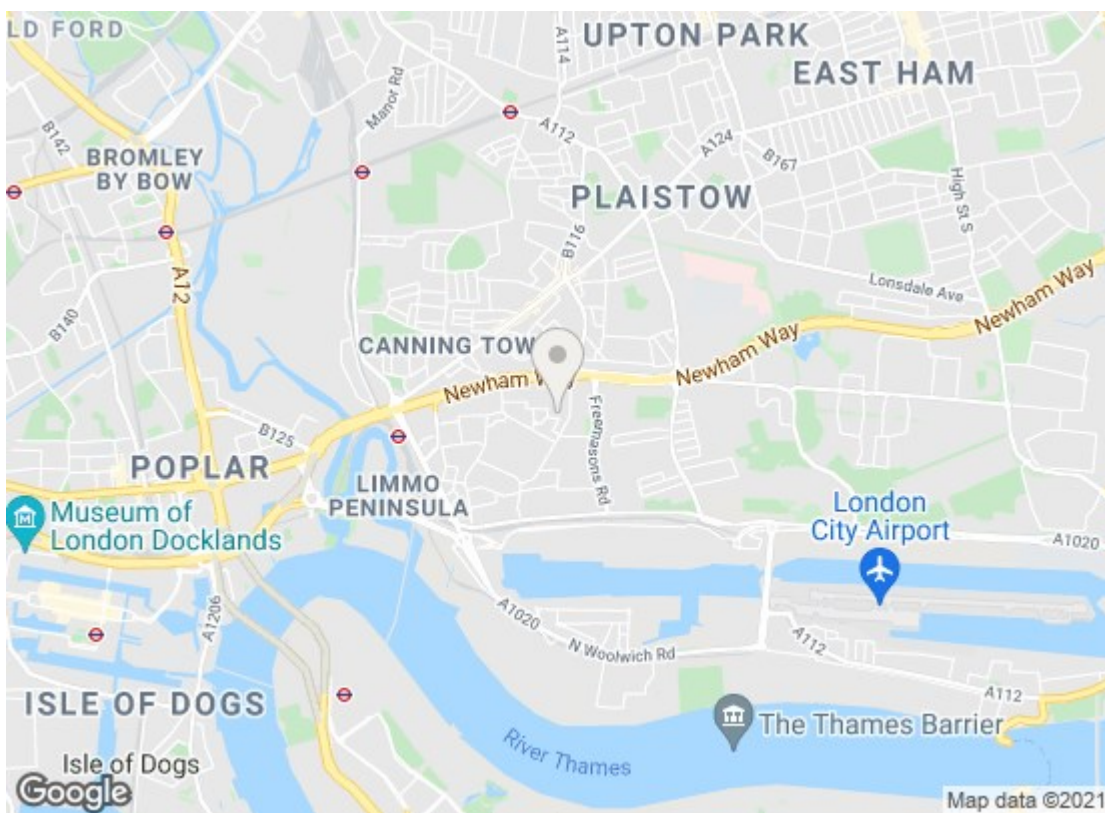
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

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

England & Wales

EU Directive 2002/91/EC



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.