



## **Ansell House, Mile End Road, Whitechapel, E1 4UX**

**£550 Per Week**

A very large 3 double bedroom fifth floor flat for rent within this well maintained residential block of flats located on the Mile End Road E1.

Large reception room with access to balcony looking towards Canary Wharf. separate modern kitchen / diner, 3 double bedrooms and modern bathroom suite, brand new wooden flooring throughout,

Very short walk to Whitechapel, Bethnal Green and Stepney Green tube stations, opposite Sainsbury's supermarket, with a host of local shops, cafes, pubs and market stalls on your doorstep, short walk into the City.

RENT INCLUDES HOT WATER.

COMES FURNISHED.

PROPERTY AVAILABLE FROM 28.06.2024

- 3 Double Bedrooms
- Large Modern Kitchen / Diner
- Furnished
- Walk to local pubs & cafes
- Available From 28.06.2024
- Wooded Flooring
- Walk To 3 Tube Stations
- Rent Includes Hot Water
- Balcony
- Walk to shops and supermarkets



# Ansell House, Mile End Road, Whitechapel, E1 4UX



WHITECHAPEL TUBE STATION



ANSELL HOUSE



BETHNAL GREEN TUBE STATION



KITCHEN DINER



STEPNEY GREEN TUBE STATION



RECEPTION ROOM



# Ansell House, Mile End Road, Whitechapel, E1 4UX



RECEPTION ROOM VIEW



BEDROOM 2



VIEW FROM BALCONY



BEDROOM 3



BALCONY

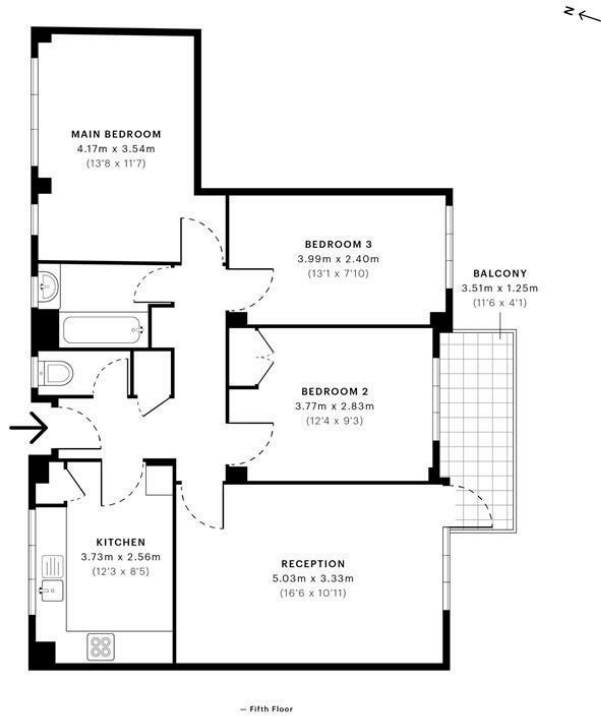


BEDROOM 1

# Ansell House, Mile End Road, Whitechapel, E1 4UX



BATHROOM

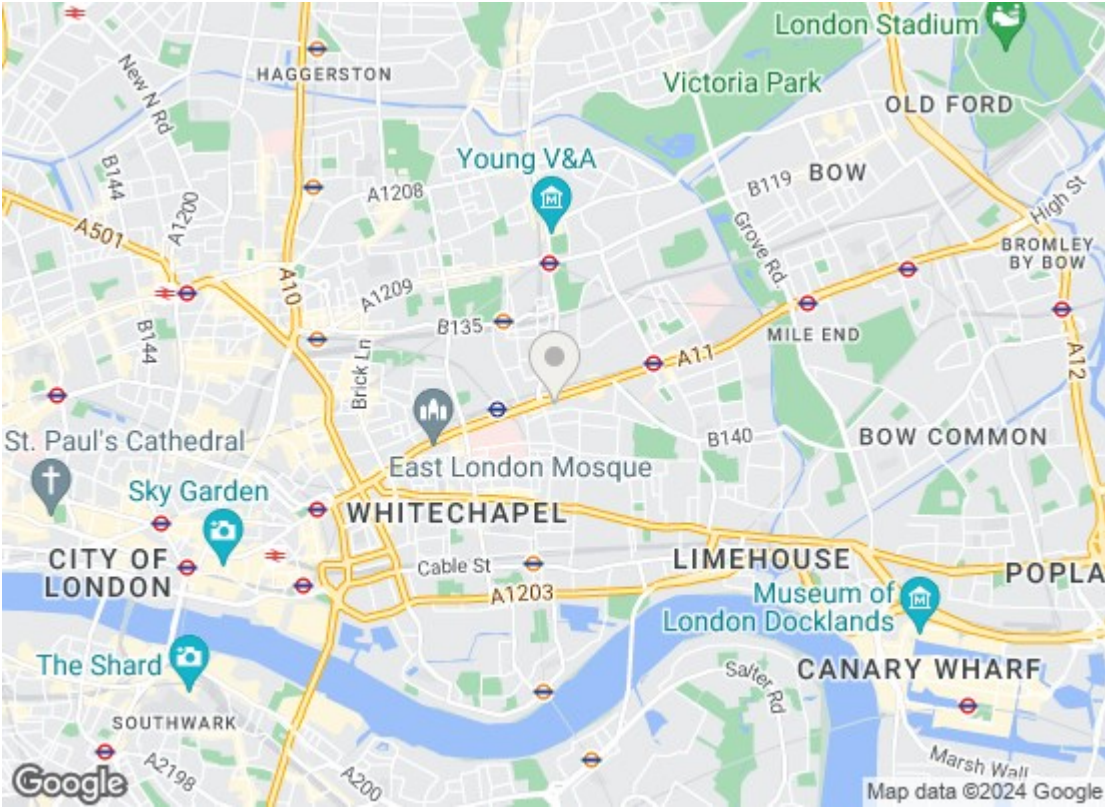


GROSS INTERNAL AREA (GIA) The footprint of the property 73.07 sqm / 786.52 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes areas within restricted head height 69.93 sqm / 752.72 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 4.10 sqm / 44.13 sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.00 sqm / 0.00 sqft
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Spec: Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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.

IPMS 2B RESIDENTIAL: 76.89 sqm / 827.64 sqft  
IPMS 2B RESIDENTIAL: 74.33 sqm / 800.08 sqft

SPIC ID: 6135R9995956d9e04760c6



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	78
(69-80) <b>C</b>		
(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		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.