



Patriot Square  
London, E2 9NU  
£4,000 PCM

Elms Estates have the pleasure of bringing to the market To Let this amazing Four Bedroom duplex apartment situated in Patriot Square.

James Docherty House is Located just moments from Cambridge Heath Overground Station which is only two stops into Liverpool Street and offers excellent access to Bethnal Green Tube Station (Central Line) and with multiple bus routes into the City, West End and beyond. The Glorious Victoria Park is within easy reach and offers Beautiful Open Spaces and Miles of Scenic Walks. The Relaxed, Cool Feel of Victoria Park Farmers Market will make for wonderful lazy Sunday morning strolls while the vibrant Broadway Market is also a short walk away and offers an array of shops and dining experiences.

Internally the property offers bright and spacious accommodation throughout with a large open plan Reception/kitchen area on the ground floor with access to the private balcony. Moving to the first floor there is three good size bedrooms with the main bedroom benefitting from its own balcony, Family bathroom and ample storage. The property also benefits from communal heating and double glazing throughout.

The property available to move in to from 25 July 2024 Onwards.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our property consultants.



**Reception/Kitchen**

15'8" x 13'9" (4.8 x 4.2)



**Balcony**



**Bedroom One**

13'5" x 8'10" (4.1 x 2.7)



**Balcony**



**Bedroom Two**

11'9" x 9'2" (3.6 x 2.8)



**Bedroom Three**

10'2" x 8'6" (3.1 x 2.6)



**Bedroom Four**

11'1" x 6'6" (3.4 x 2.0)



**Bathroom**



**Material Information**

Deposit: £4,615.38

Length Of Tenancy: One Year

Council Tax Band: C

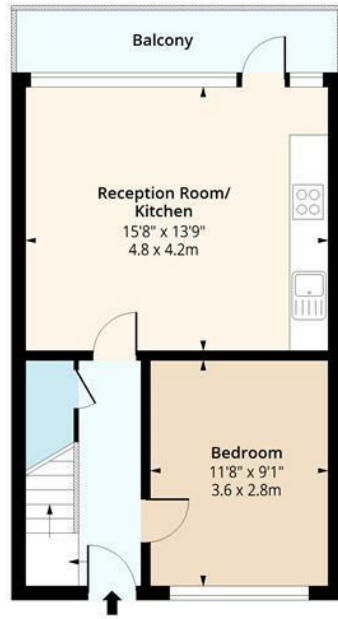




# James Docherty House, E2

Approx. Gross Internal Area 808 Sq Ft - 75.06 Sq M (Excluding Balcony)

Approx. Gross Internal Area 902 Sq Ft - 83.80 Sq M (Including Balcony)



**Second Floor**

Floor Area 410 Sq Ft - 38.09 Sq M

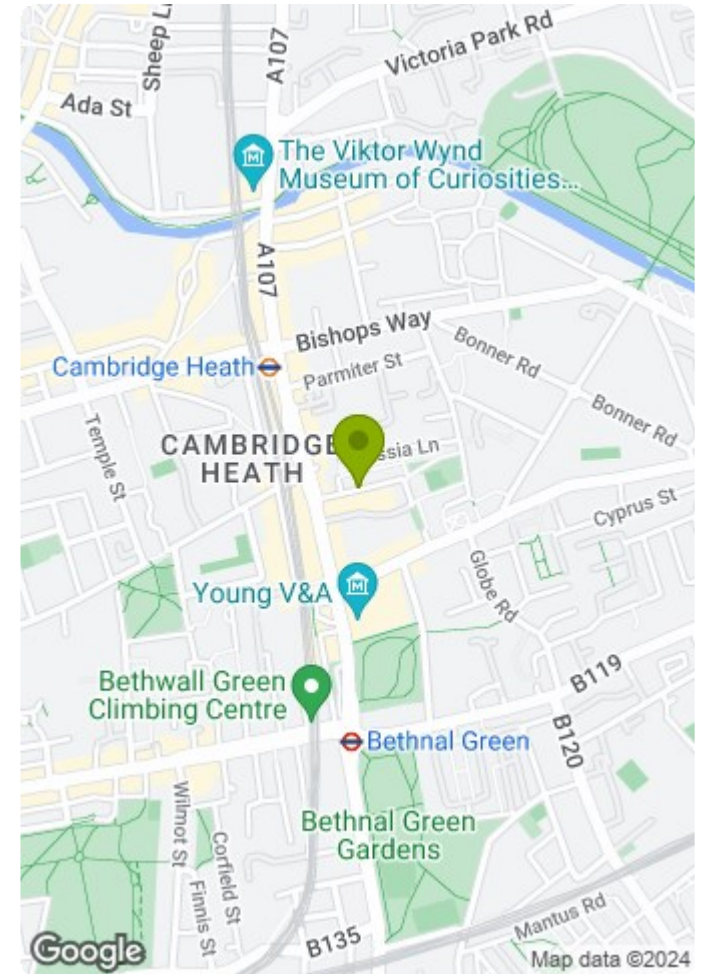


**Third Floor**

Floor Area 398 Sq Ft - 36.97 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	80
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	