



Sharon Gardens  
London, E9 7RX

£4,300 PCM

  
elms  
ESTATES

Elms Estates are absolutely delighted to be able to offer to the market To Let This stunning FOUR Bedroom Semi-Detached House.

Situated on a quiet residential street off of Victoria Park Road and within a short walk of Victoria Park Village, The Olympic Park and London Fields. Offering excellent access to the Glorious Victoria Park and the Regents Canal that both offer 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 a short walk along the canal and offers an array of shops and dining experiences.

Internally the property is bright and spacious throughout with a large reception, separate kitchen, Four double bedrooms, Study, bathroom and utility.

The property is available from 5th August 2024 Onwards. Internal viewing of this property is a must and early viewing is highly recommended in order to avoid disappointment.

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



**Reception**

17'8" x 11'5" (5.4 x 3.5)



**Kitchen**

15'8" x 8'2" (4.8 x 2.5)



**Bedroom One**

19'0" x 13'9" (5.8 x 4.2)



**Bedroom Two**

19'4" x 13'9" (5.9 x 4.2)



**Bedroom Three**

18'8" x 11'5" (5.7 x 3.5)



**Bedroom Four**



**Study**

10'2" x 8'2" (3.1 x 2.5)

**Garden**

23'11" x 22'11" (7.3 x 7.0)



9'6" x 5'10" (2.9 x 1.8)

**Utility**

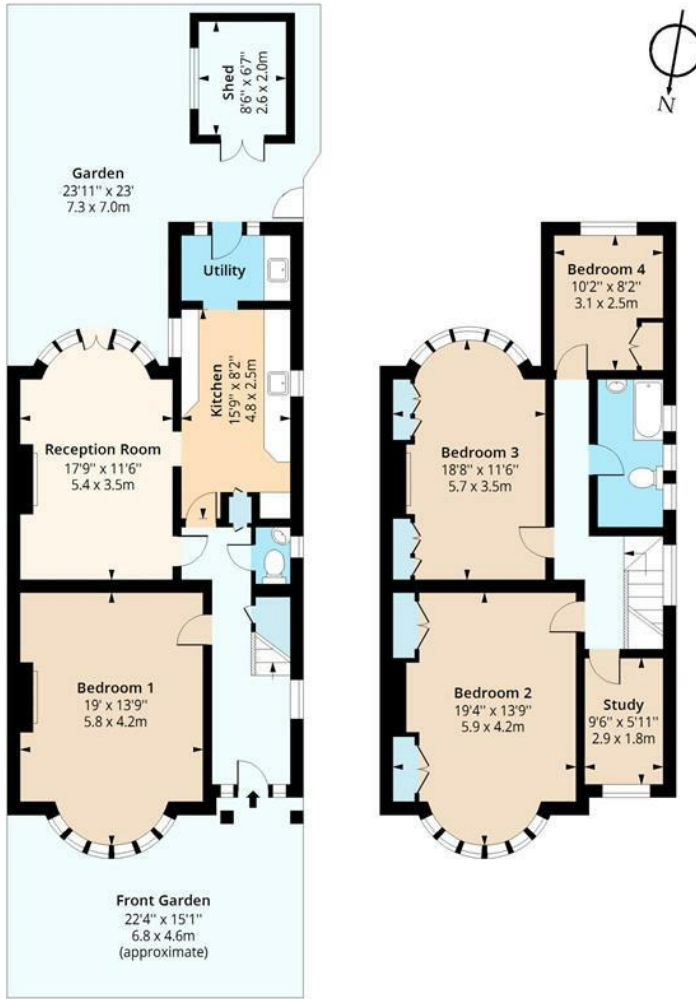






# Sharon Gardens, E9

Approx. Gross Internal Area 1531 Sq Ft - 142.23 Sq M

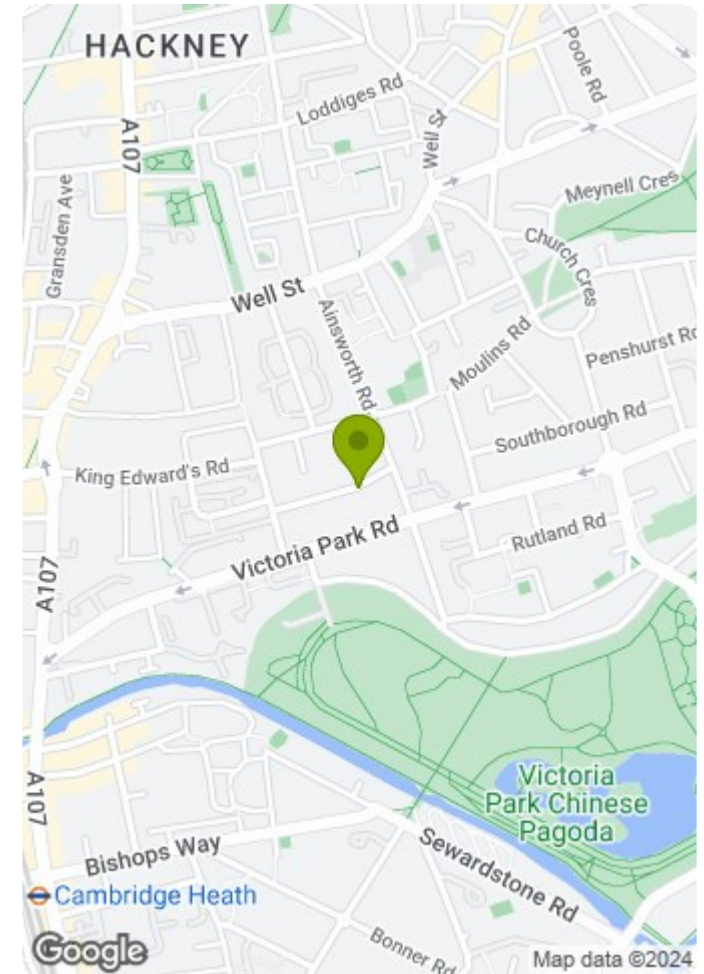


**Ground Floor**  
Floor Area 765 Sq Ft - 71.07 Sq M

**First Floor**  
Floor Area 766 Sq Ft - 71.16 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			
		56	76
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			
		47	70
England & Wales		EU Directive 2002/91/EC	