



## St. Peters Close, London, , E2 7AE £2,750 PCM

Elms Estates are delighted to have available To Let this Three Bedroom split-level Apartment arranged over the 2nd and 3rd Floors.

St Peters Close is located with good access to both Bethnal Green Tube Station (Central Line) and Cambridge Heath Overground Station which is only two stops into Liverpool Street. Additionally you are within a stones throw of the World Famous Columbia Road Flower Market and the vibrant Broadway Market is also a short walk away and offers an array of shops and dining experiences. This property really is set within the Heart of the East End with easy access to all of the Restaurants, Bars, Shops, Markets, Gyms, Parks, Galleries and Museums this Exciting Area has on offer.

Internally the property is bright and spacious throughout with an open plan Reception/Kitchen, Three double bedrooms, Study, bathroom and separate w/c

The property is available from 3rd 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/Kitchen

17'0" x 10'5" (5.2 x 3.2)

### Bedroom One

16'0" x 10'9" (4.9 x 3.3)

### Bedroom Two

13'1" x 10'3" (4.01 x 3.14)

### Bedroom Three

14'7" x 9'0" (4.47 x 2.75)

### Study

9'6" x 6'9" (2.90 x 2.08)

### Bathroom

### W/C

### Material Information

Deposit: £3,173.07

Length Of Tenancy: One Year

Council Tax Band: C



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus+) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	65		42
	34		43
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	