



Fellows Court
London, E2 8LJ

£3,000 PCM



Elms Estates are delighted to be able to offer To Let this Three Bedroom Split-Level Maisonette arranged over the top two floors (2nd & 3rd).

Weymouth Terrace is located within a short walk of Hoxton Station and has multiple bus routes into the City, West End and Beyond within easy reach. You are also located close to Haggerston Park with its beautiful open spaces and both the famous Columbia Road and Broadway Markets are close by.

Internally the property is spacious throughout with a large open plan Reception/Kitchen, Three double bedrooms, Study, Family bathroom and separate W/c.

The property is available from 6th 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.



Open Plan Reception/Kitchen Area

29'8" x 8'4" (9.05 x 2.56)



Bedroom One

14'11" x 8'5" (4.56 x 2.59)



Bedroom Two

13'10" x 8'5" (4.23 x 2.59)



Bedroom Three

13'1" x 6'4" (3.99 x 1.95)



Study

10'1" x 6'4" (3.09 x 1.95)

Bathroom

9'11" x 6'9" (3.04 x 2.06)



Downstairs WC



Material Information

Deposit: £3,461.53

Length Of Tenancy: One Year

Council Tax Band: B



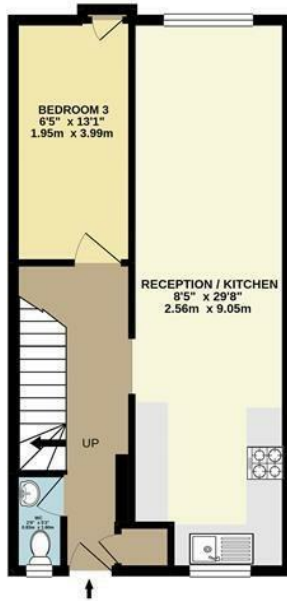


Fellows Court, E2

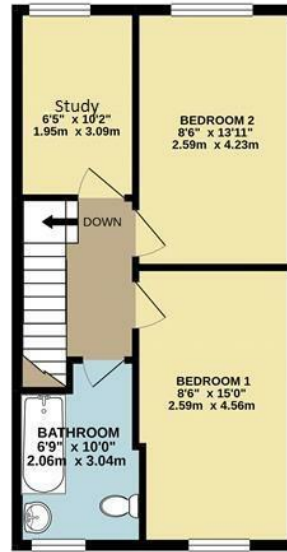


Approximate Gross Internal Area 868 sq. ft - 80.7 sq. m.

2ND FLOOR
438 sq.ft. (40.7 sq.m.) approx.

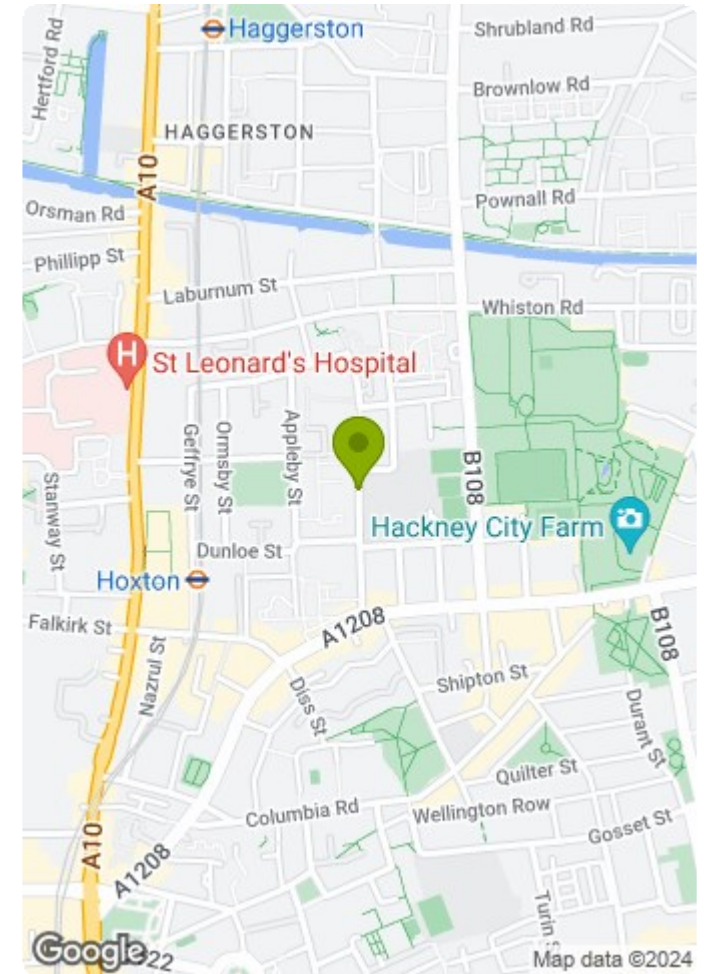


3RD FLOOR
430 sq.ft. (40.0 sq.m.) approx.



2nd Floor Flat
Total Floor Area 868 sq. ft. - 80.7 sq. m. Approx.

For Illustration Purposes Only - Not To Scale.
lpaplus.com



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			
		72	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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			
		70	84
England & Wales		EU Directive 2002/91/EC	