



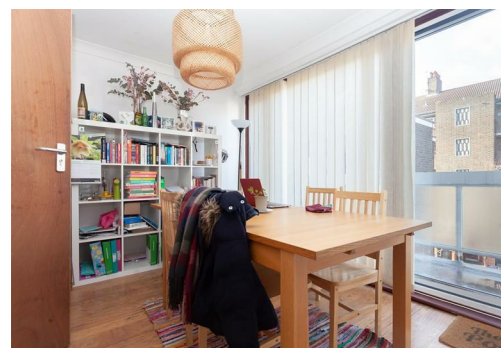
**Gales Gardens, London, , E2 0EJ**  
**£3,350 PCM**

Elms Estates are pleased to be able to offer To Let this well presented three bedroom, split level property benefiting from two terraces.

The property is situated just off Bethnal Green Road on a delightful street with numerous Green Spaces such as Weaver's Fields, Bethnal Green Gardens, Museum Gardens within easy reach. It has Excellent Transport Links such as Bethnal Green Underground & Overground Stations close by. It is a short walk to the famous Brick Lane & Shoreditch High Street and close to many superb Local Amenities and an abundance of Shops, Restaurants and Cafes.

Internally the property benefits from three double bedrooms, separate kitchen, good sized bathroom with corner bath tub and lounge with its very own patio space, alongside another balcony.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants. Early viewing is recommended, available to move in to from 10th August 2024.



## Reception

14'9" x 10'9" (4.5 x 3.3)

## Study

10'9" x 8'6" (3.3 x 2.6)

## Kitchen

9'10" x 9'2" (3.0 x 2.8)

## Bedroom One

13'9" x 8'10" (4.2 x 2.7)

## Bedroom Two

10'5" x 14'1" (3.2 x 4.3)

## Bedroom Three

10'9" x 10'5" (3.3 x 3.2)

## Bathroom

## W/C

## Terrace

## Material Information

Deposit: £3,865.38

Length Of Tenancy: One Year

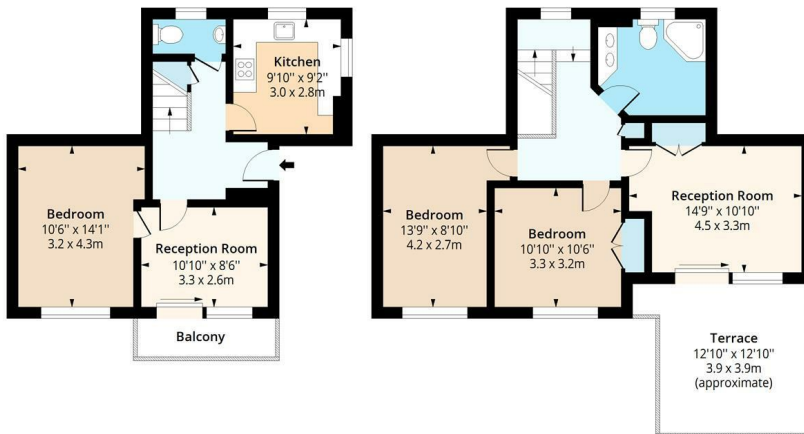
Council Tax Band: C



## Gales Gardens, E2

Approx. Gross Internal Area (Including Balcony/ Terrace) 1292 Sq Ft - 120.03 Sq M

Approx. Gross Internal Area (Excluding Balcony/ Terrace) 1083 Sq Ft - 100.61 Sq M



### Second Floor

Floor Area 462 Sq Ft - 42.92 Sq M

### Third Floor

Floor Area 621 Sq Ft - 57.69 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus+) A		(92 plus+) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

