



Hereford Road
London, E3 2FP
£1,800 PCM



Elms Estates are delighted to be able to offer to the market To Let this amazing One Bedroom Apartment Situated within this Secure Gated Development.

Crowngate House is superbly located with Bow Road, Bow Church and Mile End stations all within walking distance, making your commute into the city very easy. The property is nestled in an attractive residential area with great independent pubs, shops and restaurants. within a short walk is the glorious open spaces of Victoria Park along with the beautiful Regents Canal, Broadway Market and Stratford.

Internally the property is presented in good order throughout with a bright and spacious open plan reception/kitchen with a Juliet balcony, well-proportioned double bedroom that feel light and airy and a modern family bathroom.

Crowngate House is to move in to from 16th 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.



Lounge/Kitchen

20'8" x 18'0" (6.30 x 5.50) Ext



Bedroom

12'9" x 8'10" (3.90 x 2.70)



Material Information

Deposit: £2,076.92

Length Of Tenancy: One Year

Council Tax Band: C

Bathroom



Utility Room

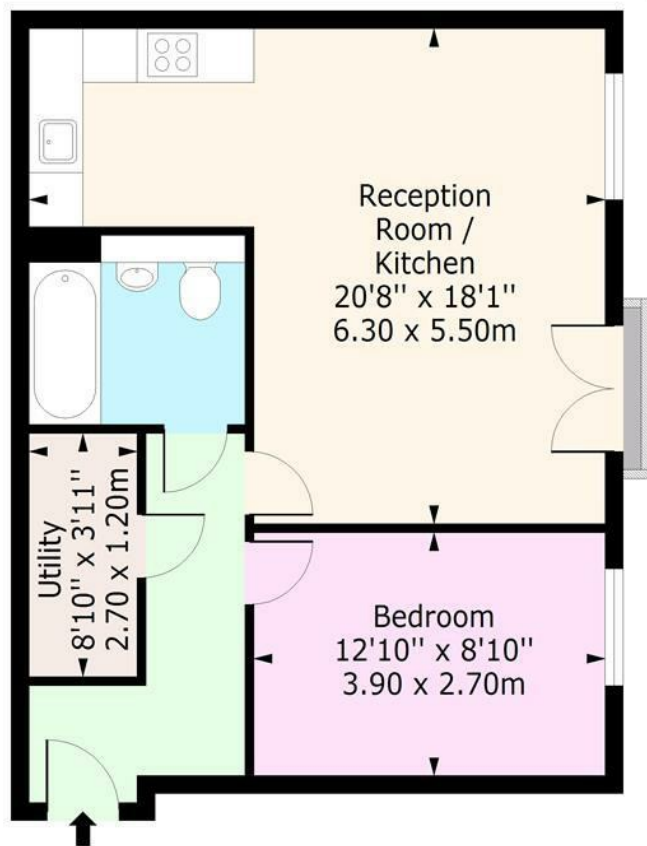
8'10" x 3'11" (2.70 x 1.20)





Crowngate House, E3

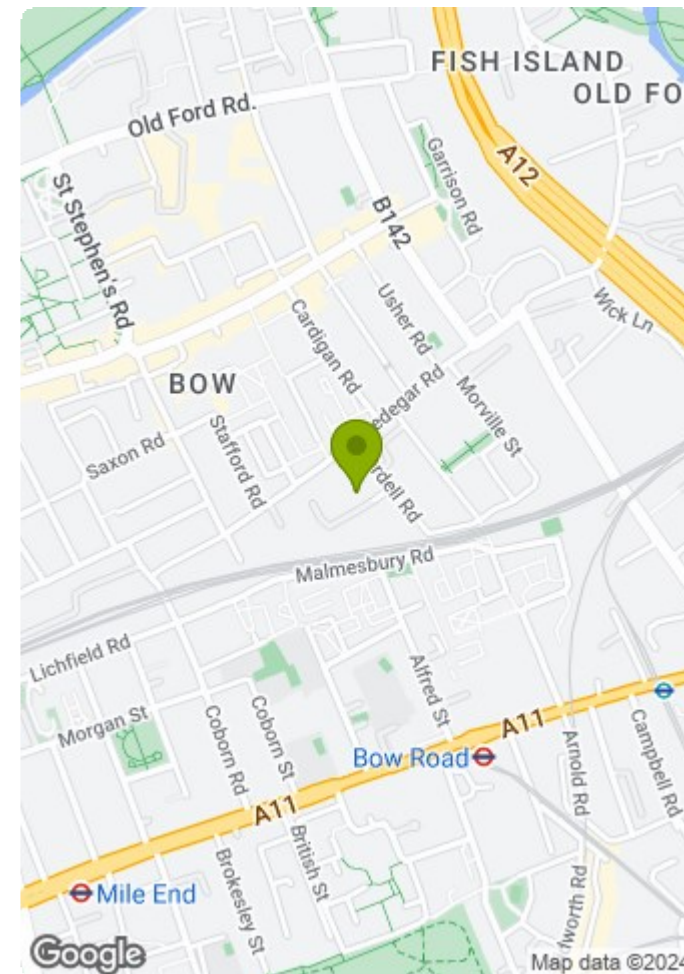
Approx. Gross Internal Area 576 Sq Ft - 53.51 Sq M



First Floor

Floor Area 576 Sq Ft - 53.51 Sq M

For Illustration Purposes Only - Not To Scale
www.londonpropertyassessments.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		78	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	