



Laburnum Street  
London, E2 8BD  
£2,500 Per Month





Elms Estates are pleased to offer to the market To Let this Two Double Bedroom Apartment situated on the second floor over-looking Regents Canal.

The property is situated just off of Queensbridge Road with excellent access to the Vibrant Broadway Market that offers an array of shops and dining experiences. You will also be placed between the Beautiful Open Spaces of Haggerston Park and London Fields and with the Regents Canal at the end of the Road, a short Scenic Walk will find you enjoying the Relaxed, Cool Feel of Victoria Park and the weekly Farmers Market makes for a wonderful lazy Sunday morning strolls. 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.

Transport wise, you are within easy reach of multiple bus routes into the City, West End and beyond and both Bethnal Green Tube and Cambridge Heath Overground Stations are within walking distance.

Internally the property has a spacious reception room with a Juliet balcony over looking Regents Canal, Separate kitchen, Two double bedrooms with bedroom one benefiting from an en-suite and a further family bathroom.

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



**Lounge**

15'1" x 13'1" (4.6 x 4.0)



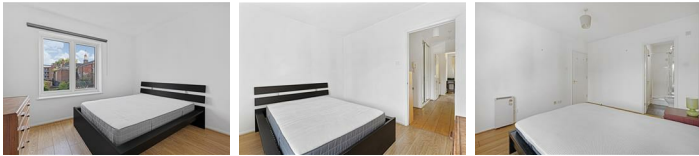
**Kitchen**

7'9" x 7'6" (2.36m x 2.29m)



**Bedroom 1**

12'2" x 10'6" (3.71m x 3.20m)



**En Suite**



**Bedroom 2**

10'10" x 8'10" (3.30m x 2.69m)

**Material Information**



**Bathroom**









Two electrical outlets and a light switch are located on the wall to the left of the window.

A light switch is located on the wall directly below the window.

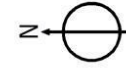
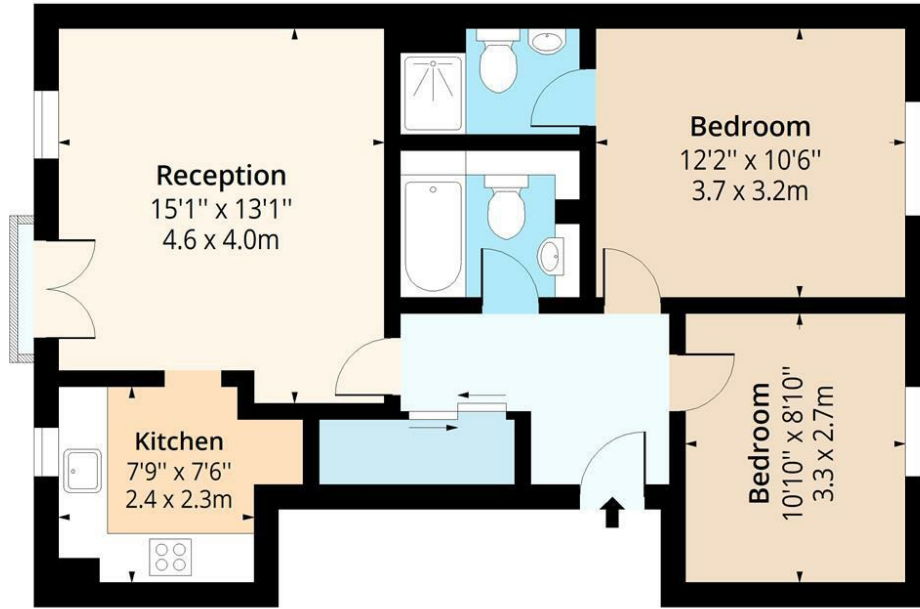
**BOSCH** CLASSIX 7  
Washing Machine  
Control panel with digital display and various buttons.

Awards 2013  
**Which?**  
Best Home Appliance Brand

Digital display showing 05:32

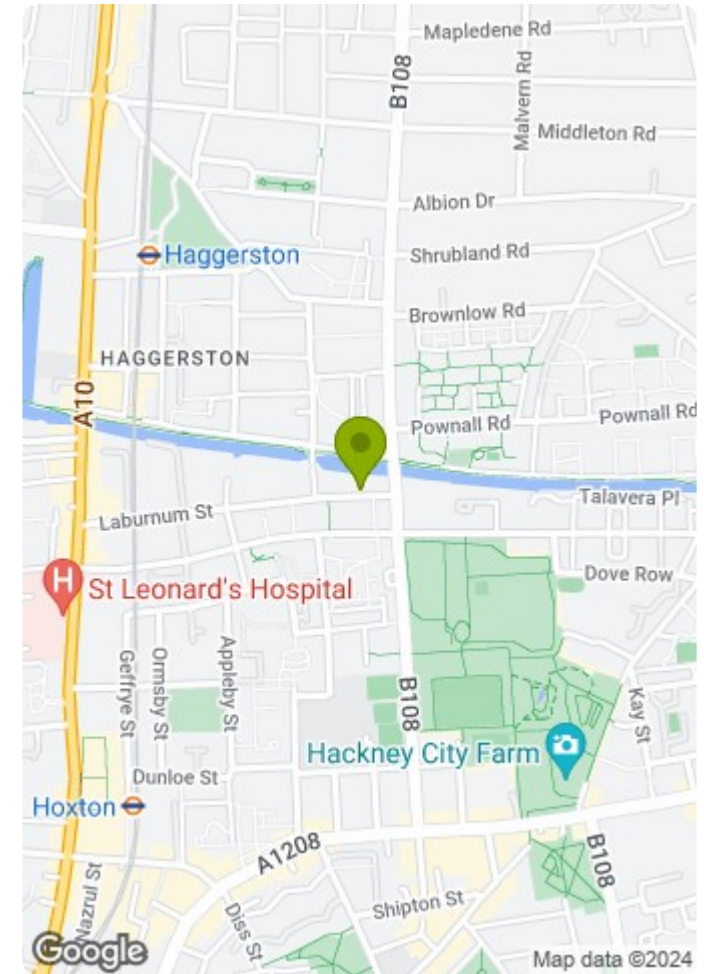
# Laburnum Street, E2

Approx. Gross Internal Area 693 Sq Ft - 64.38 Sq M



## Second Floor

Floor Area 693 Sq Ft - 64.38 Sq M



Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

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Date: 7/9/2022

