



## 4 Overbury Street, London, , E5 0TF £2,100 PCM

Elms Estates are please to bring to the market To Let this TWO bedroom split level Apartment arranged over the 4th and 5th (top) floors of this purpose built building.

Ilkeston Court is located within a short walk of Hackney Marshes recreation grounds, Homerton Hospital and the super cool Chatsworth Road which offers an array of shops and dining experiences.

Internally the property is spacious throughout with a large reception room with access to the balcony, Separate kitchen with space to dine, Two double bedrooms, Study and family bathroom. The property also benefits from a w/c on the ground floor.

The property is available from 16th August 2024

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



**Reception Room**  
16'11" x 10'7" (5.18 x 3.25)

**Kitchen**  
14'2" x 7'4" (4.32 x 2.24)

**Bedroom One**  
14'6" x 10'7" (4.44 x 3.23)

**Bedroom Two**  
10'0" x 8'2" (3.05 x 2.51)

**Study**  
8'5" x 7'4" (2.57 x 2.26)

**Bathroom**

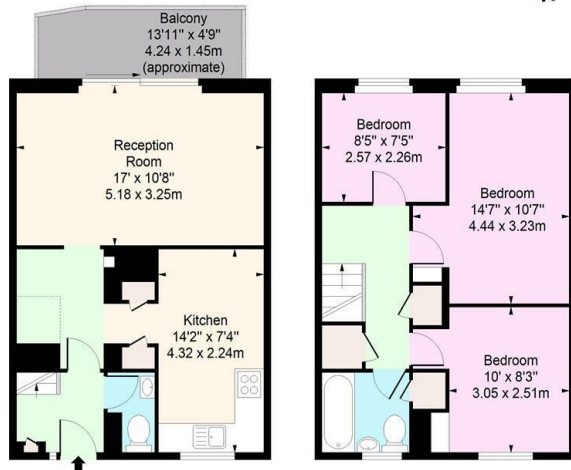
**W/C**

**Material Information**

Deposit: £2,423.07  
Length Of Tenancy: One Year  
Council Tax Band: C



**Ilkeston Court,  
Overbury Street, E5**  
Approx. Gross Internal Area 842 Sq Ft - 78.22 Sq M



**Fourth Floor** Floor Area 421 Sq Ft - 39.11 Sq M  
**Fifth Floor** Floor Area 421 Sq Ft - 39.11 Sq M

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	74		

**Energy Efficiency Rating Legend:**  
 (92 plus) A  
 (81-81) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not energy efficient - higher running costs

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England & Wales EU Directive 2002/91/EC