



Fern Street, London, , E3 3PR
£2,400 PCM

Elms Estates are delighted to offer to the market To Let this Three bedroom Maisonette split over the ground and first floor with its own rear garden.

The property is located with the convenience of local shops nearby and you are within a short walk of either Tube Stations or the DLR with bus routes servicing these also.

Internally the property is spacious throughout with a good size reception room, Separate kitchen, Three good size bedrooms, bathroom with separate w/c and own rear garden. The property is modern throughout an benefits from gas central heating and double glazing.

Fern Street is available to move in to immediately and an early internal inspection is highly recommended to avoid disappointment.



Reception Room
15'8" x 13'10" (4.79 x 4.22)

Kitchen
11'4" x 8'5" (3.47 x 2.57)

Bedroom One
15'3" x 8'5" (4.66 x 2.57)

Bedroom Two
14'3" x 8'9" (4.35 x 2.68)

Bedroom Three
11'0" x 6'7" (3.36 x 2.01)

Bathroom

Separate W/c

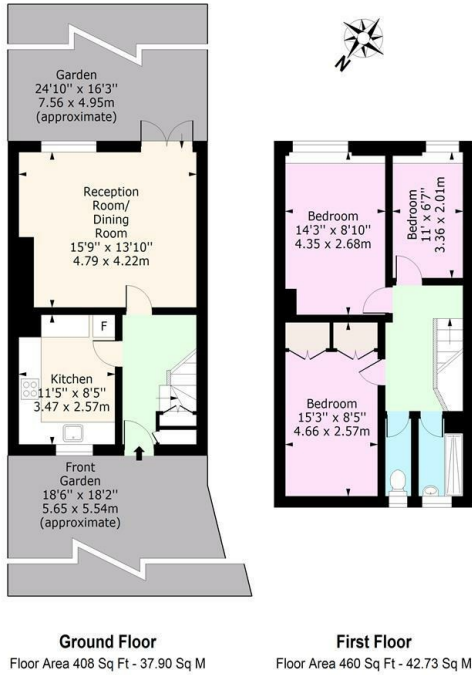
Garden
24'9" x 16'2" (7.56 x 4.95)

Material Information
Deposit: £2,769.23
Length Of Tenancy: One Year
Council Tax Band: C



Fern Street, E3

Approx. Gross Internal Area 868 Sq Ft - 80.64 Sq M



For Illustration Purposes Only - Not To Scale
www.papulus.com

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>			
<p>(92 plus+) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>			
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>68 → 76</p>		<p>65 → 76</p>	
<p>England & Wales</p>		<p>England & Wales</p>	
<p>EU Directive 2002/91/EC</p>		<p>EU Directive 2002/91/EC</p>	