



## Globe Road, London, , E1 4AL £1,850 PCM

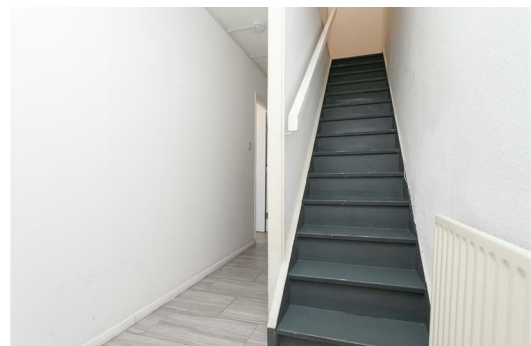
Elms Estates are delighted to be able to offer to the market To Let this Two Bedroom Maisonette split over two levels with amazing views across London.

Withy House is situated on Globe Road and offers excellent access to both Bethnal Green Tube Station (Central Line) and Stepney Green Station (District line and Hammersmith & City) which gives you great access into the city. There are also multiple bus routes into the City, West End and beyond.

Internally the property is light and spacious throughout with a good size reception room which gives you access to the balcony and a separate kitchen. On the first floor you have two double bedrooms, bathroom and a separate w/c.

The property is available to move in to immediately.

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**

11'5" x 11'1" (3.5 x 3.4)

**Balcony**

**Kitchen**

19'4" x 5'2" (5.9 x 1.6)

**Bedroom One**

11'1" x 9'10" (3.4 x 3.0)

**Bedroom Two**

11'1" x 9'10" (3.4 x 3.0)

**Shower Room**

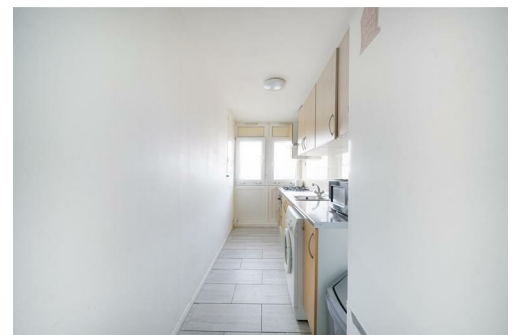
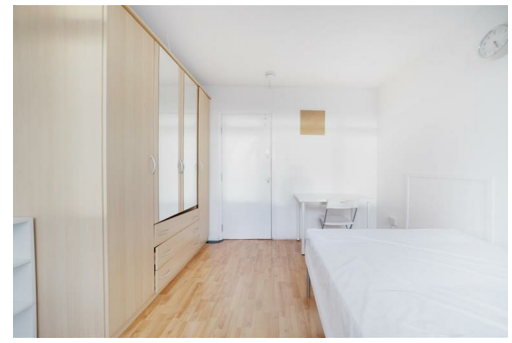
**W/C**

**Material Information**

Deposit: £2,134.61

Length Of Tenancy: One Year

Council Tax Band: C



**Withy House, Globe Road, E1**

Approx. Gross Internal Area 689 Sq Ft - 64.01 Sq M

Approx. Gross Balcony Area 41 Sq Ft - 3.81 Sq M



Measured according to RICS IPMS3. 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. Date: 22/6/2023

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	66	(55-68) D	
(39-54) E	67	(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