



Globe Road
London, E2 0PA

£2,350 PCM


elms
ESTATES

Elms Estates are delighted to be able to offer to the market To Let this amazing Two double bedroom apartment situated in the heart of Bethnal Green.

Merceron House is superbly located just off Victoria Park Square and within a 3 minute walk of Bethnal Green tube (central line, zone 2). The property is nestled in an attractive residential area with great independent pubs, shops and restaurants. At the end of the road is the famous York Hall Public Baths and within a short walk is the glorious open spaces of Victoria Park along with the beautiful Regents Canal. In the area is also Broadway Market, Brick Lane and Columbia Road Flower Market.

Internally the property is presented in good order throughout with a large reception room, well-proportioned bedrooms that feel light and airy, separate kitchen and shower room. The reception room offers access to the balcony with views overlooking the lovely large communal garden.

Internal viewing of this property is a must and early viewing is highly recommended in order to avoid disappointment.



Reception Room

15'8" x 12'5" (4.8 x 3.8)



Kitchen

10'9" x 6'6" (3.3 x 2.0)



Bedroom One

14'1" x 9'6" (4.3 x 2.9)



Bedroom Two

10'9" x 7'2" (3.3 x 2.2)



Shower Room



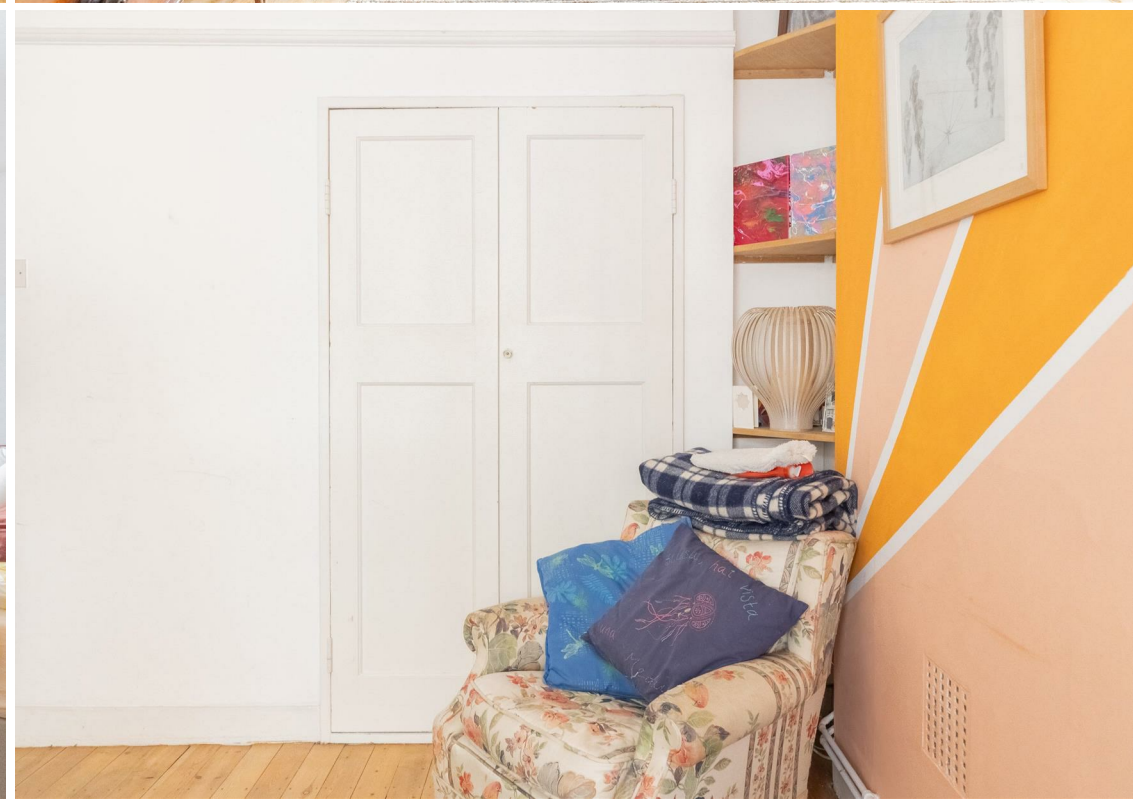
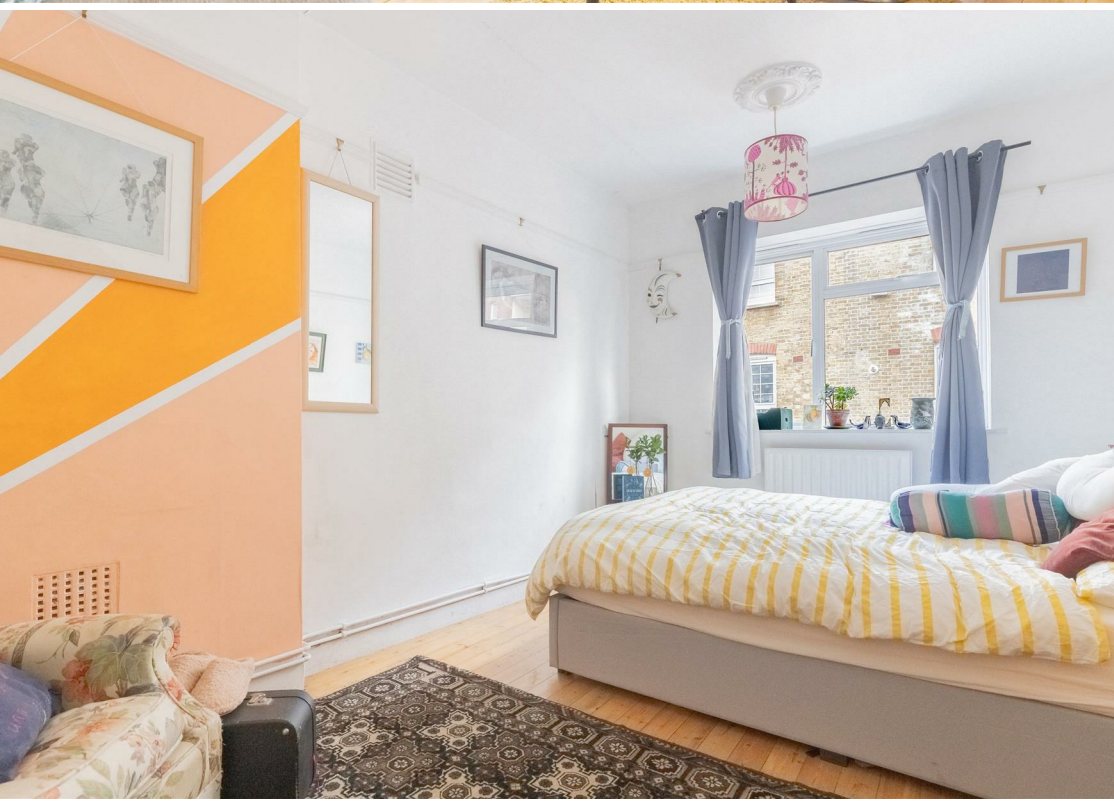
Balcony

Material Information

Deposit: £2,711.53

Length Of Tenancy: One Year

Council Tax Band: B

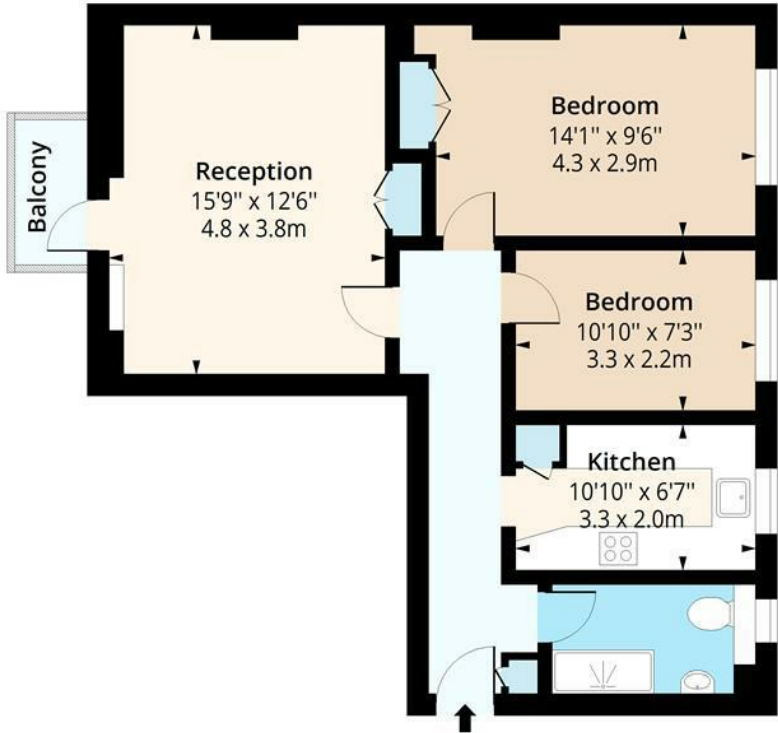




Merceron Houses Globe Road, E2

Approx. Gross Internal Area 673 Sq Ft - 62.52 Sq M

Approx. Gross Balcony Area 22 Sq Ft - 2.04 Sq M



Second Floor

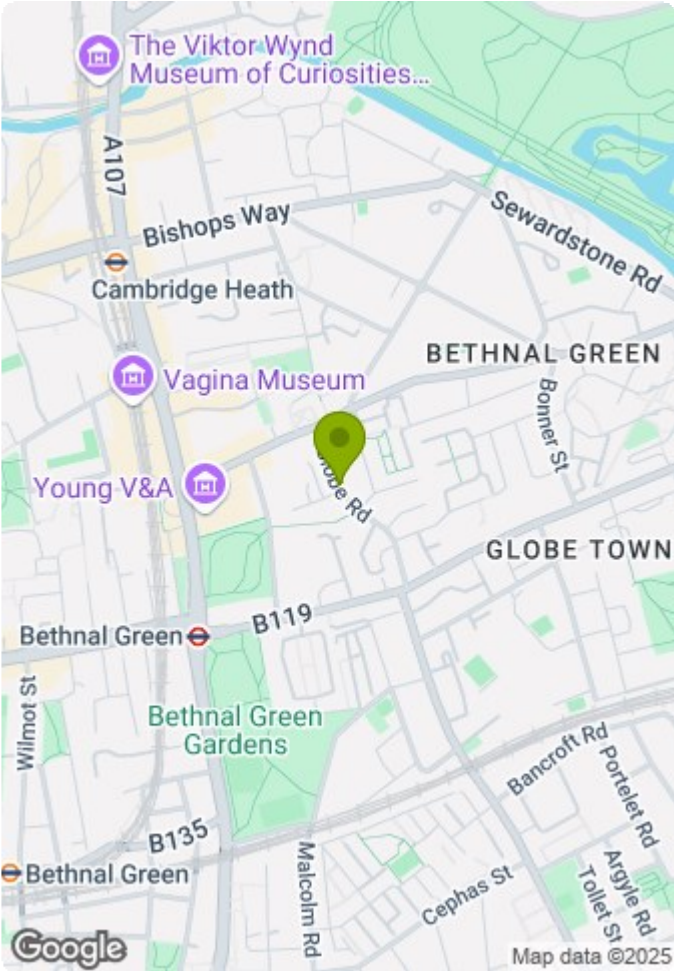
Floor Area 673 Sq Ft - 62.52 Sq M



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.

lpaplus.com

Date: 6/3/2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	80
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		
(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	