



Cambridge Crescent, London, , E2 9BF

£2,650 PCM

Elms Estates are absolutely delighted to be able to offer To Let this fabulous Two Bedroom Apartment positioned on the Fourth Floor with two private terraces.

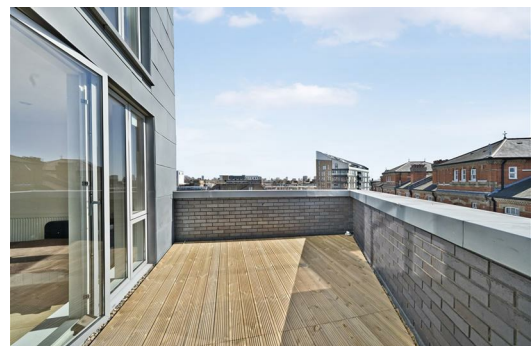
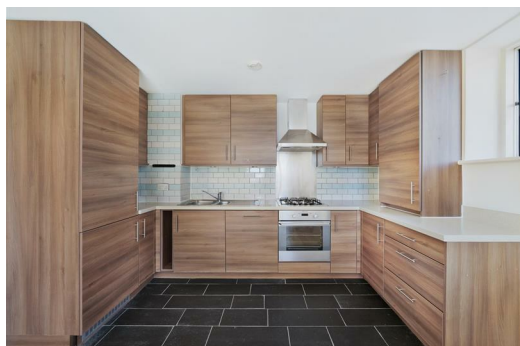
Fairchild House is situated just off Hackney Road and offers excellent access to both Bethnal Green Underground Station (Central Line) and Cambridge Heath Overground Station which is only two stops into Liverpool Street. There are also multiple bus routes into the City, West End and beyond.

Additionally the Glorious Victoria Park is within easy reach and offers Beautiful Open Spaces and Miles of Scenic Walks. The Relaxed, Cool Feel of Victoria Park Farmers Market will make for wonderful lazy Sunday morning strolls while the vibrant Broadway Market is also a short walk away and offers an array of shops and dining experiences. 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.

Internally the property is bright and spacious throughout with a large open plan Reception/kitchen area which gives you access to the private terrace, Two double bedrooms with bedroom one benefitting from its own en-suite plus an additional family bathroom. The property also boasts a further terrace off the hallway.

Fairchild House is AVAILABLE NOW!

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



Reception/Kitchen
20'8" x 11'5" (6.3 x 3.5)

Terrace

Bedroom One
14'5" x 13'5" (4.4 x 4.1)

En-Suite

Bedroom Two
13'5" x 9'2" (4.1 x 2.8)

Bathroom

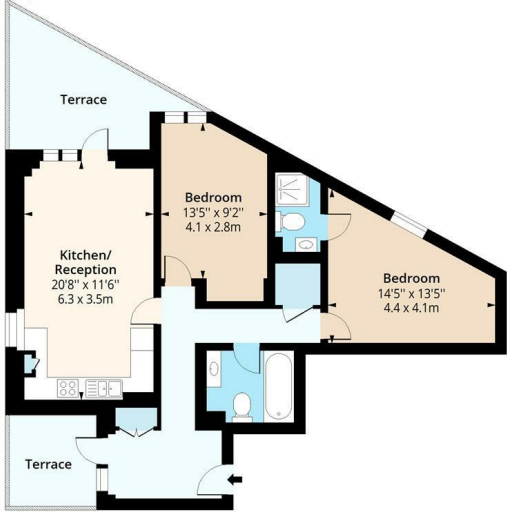
Terrace

Material Information

Deposit: £3,057.69
Length Of Tenancy: One Year
Council Tax Band: E



Fairchild House, E2
Approx. Gross Internal Area 781 Sq Ft - 72.55 Sq M
Approx. Gross Terrace Area 186 Sq Ft - 17.28 Sq M



Fourth Floor
Floor Area 781 Sq Ft - 72.55 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: 2/4/2025

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC