



## Wellington Way, London, , E3 4NA £2,000 PCM

Elms Estates are delighted to bring to the market To Let this Amazing Two Bedroom Apartment located just moments from Bow Road station.

Wellington Buildings is fantastically located within a short walk of Mile End (Central, District and Hammersmith & City Lines) Tube Station and Bow Road Tube Station with Bow Church DLR close by and with multiple bus routes into the City, West End and Beyond, the whole of our Capital City is easily accessible. While closer to home you have some delightful cafes, pubs and bars and with the property also a short walk from Queen Mary University and Westfield Shopping Centre and the open parkland of both Mile End Park, and the Glorious Victoria Park offering miles of scenic walks you will never run out of things to enjoy.

Internally the property is light and spacious throughout with a large living area, Separate kitchen with space to dine, Two double bedrooms and family bathroom.

The property 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 Room

15'1" x 10'9" (4.6 x 3.3)

Kitchen

10'9" x 7'6" (3.3 x 2.3)

Bedroom One

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

Bedroom Two

10'9" x 9'10" (3.3 x 3.0)

Bathroom

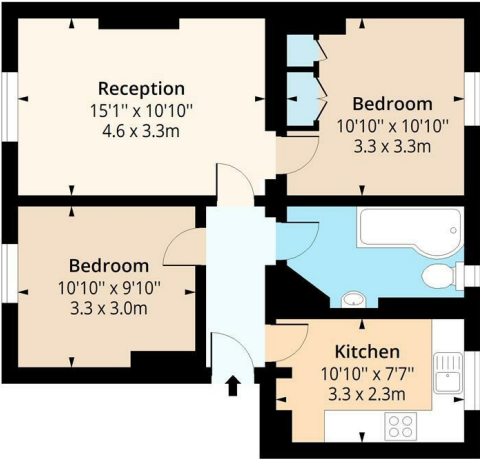
Material Information

Deposit: £2307.69  
Length Of Tenancy: One Year  
Council Tax Band: C



Wellington Buildings, E3

Approx. Gross Internal Area 633 Sq Ft - 58.81 Sq M



Second Floor

Floor Area 633 Sq Ft - 58.81 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: 2/4/2025



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) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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	