



## Clarkson Street, London, , E2 0BA

### £2,200 PCM

Elms Estates are absolutely delighted to be able to bring to the market For Let this Two Double Bedroom Flat with its own balcony.

Clarkson Street is situated just off Canrobart Street and offers excellent access to both Bethnal Green Tube 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. Walking to Liverpool Street is only 35mins.

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 spacious throughout with two double bedrooms, Spacious living space with separate kitchen. The property is split over two levels with the added bonus of a south facing balcony.

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



Reception  
12'5" x 12'5" (3.8 x 3.8)

Kitchen  
11'5" x 6'2" (3.5 x 1.9)

Bedroom One  
12'5" x 11'1" (3.8 x 3.4)

Bedroom Two  
12'5" x 9'6" (3.8 x 2.9)

Bathroom

W/C

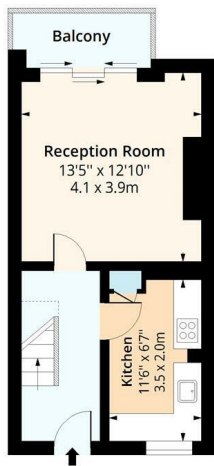
Balcony

Material Information

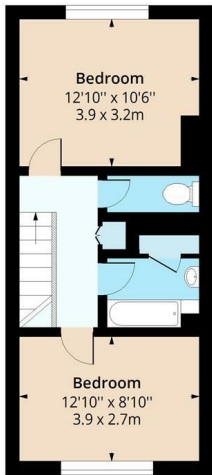
Deposit: £2,538.46  
Length Of Tenancy: One Year  
Council Tax Band: C



Clarkson Street, E2  
Approx. Gross Internal Area 732 Sq Ft - 68.00 Sq M  
Approx. Gross Balcony/ Terrace Area 39 Sq Ft - 3.62 Sq M



Fourth Floor  
Floor Area 329 Sq Ft - 30.56 Sq M



Fifth Floor  
Floor Area 403 Sq Ft - 37.44 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: 3/5/2023

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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