



**Moody Street, London, , E1 4BZ**  
**£2,100 PCM**

Elms Estates are delighted to bring to the market To Let this TWO bedroom apartment located on a quite residential street but still within easy reach of good public transport links with Stepney Green (Hammersmith & City and District Lines) Tube Station within a short walk along with multiple bus routes in to the City, West End and beyond easily accessible.

Internally the property is presented in good condition with a modern fitted kitchen, Separate spacious reception with a balcony, Well proportioned bedrooms and a modern bathroom. The property is arranged over two levels.

The property is AVAILABLE NOW. Early viewing highly recommended.

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

15'8" x 10'5" (4.8 x 3.2)

Kitchen

10'5" x 8'6" (3.2 x 2.6)

Balcony

Bedroom One

14'9" x 8'10" (4.5 x 2.7)

Bedroom Two

16'0" x 7'10" (4.9 x 2.4)

Bathroom

Material Information

Deposit: £2,423.07

Length Of Tenancy: One Year

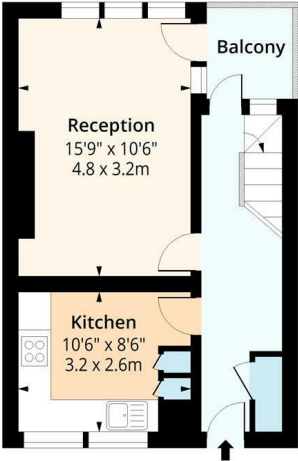
Council Tax Band: C



Moody Street, E1

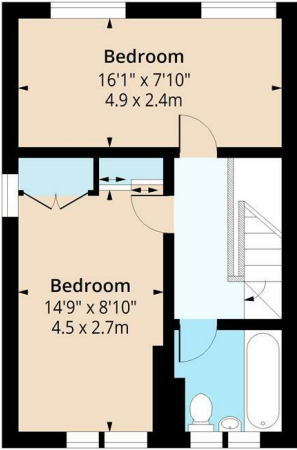
Approx. Gross Internal Area 779 Sq Ft - 72.37 Sq M

Approx. Gross Balcony Area 29 Sq Ft - 2.69 Sq M



Second Floor

Floor Area 373 Sq Ft - 34.65 Sq M



Third Floor

Floor Area 406 Sq Ft - 37.72 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: 14/5/2025

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) 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	