



Victoria Park Road
London, E9 7NB

£1,850 PCM


elms
ESTATES

Elms Estates are absolutely delighted to be able to offer to the market for rental. This immaculate one bedroom second floor flat.

Situated on Victoria Park Road, within walking distance to Cambridge Heath Station and within a short walk of Victoria Park Village, The Olympic Park and London Fields. Offering excellent access to the Glorious Victoria Park and the Regents Canal that both offer 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 a short walk along the canal and offers an array of shops and dining experiences.

The property is available to move in to from 18 July 2025 onwards and this property has to be viewed to be fully appreciated. Internal viewing Highly Recommended to Avoid Disappointment.

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



Lounge

16'9" x 11'2" (5.11m x 3.40m)



Kitchen

11'2" x 6'7" (3.40m x 2.01m)



Bedroom

13'7" x 10'1" (4.14m x 3.07m)



Bathroom

Hallway



Exterior



Material Information

Deposit: £2,134.61

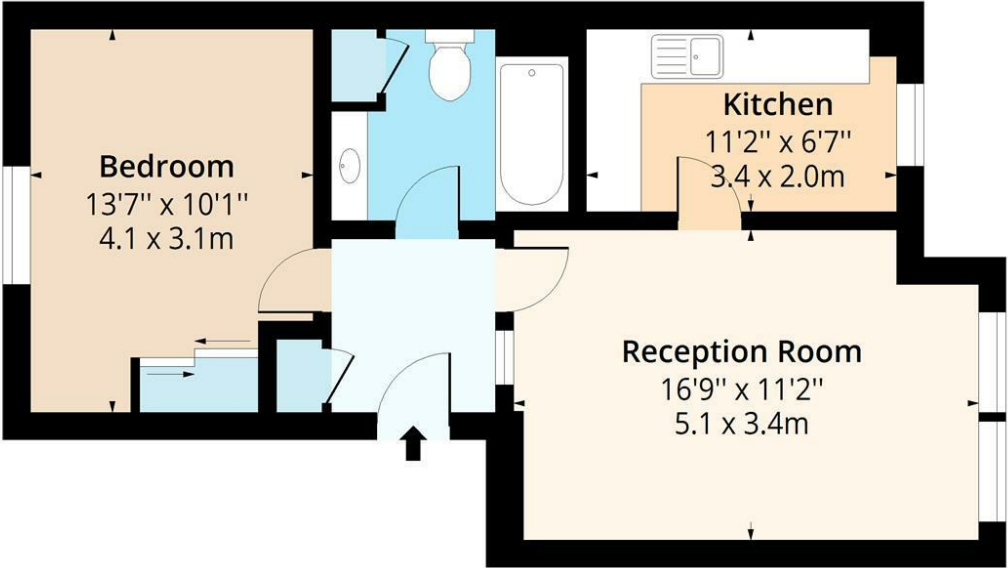
Length Of Tenancy: One Year

Council Tax Band: C



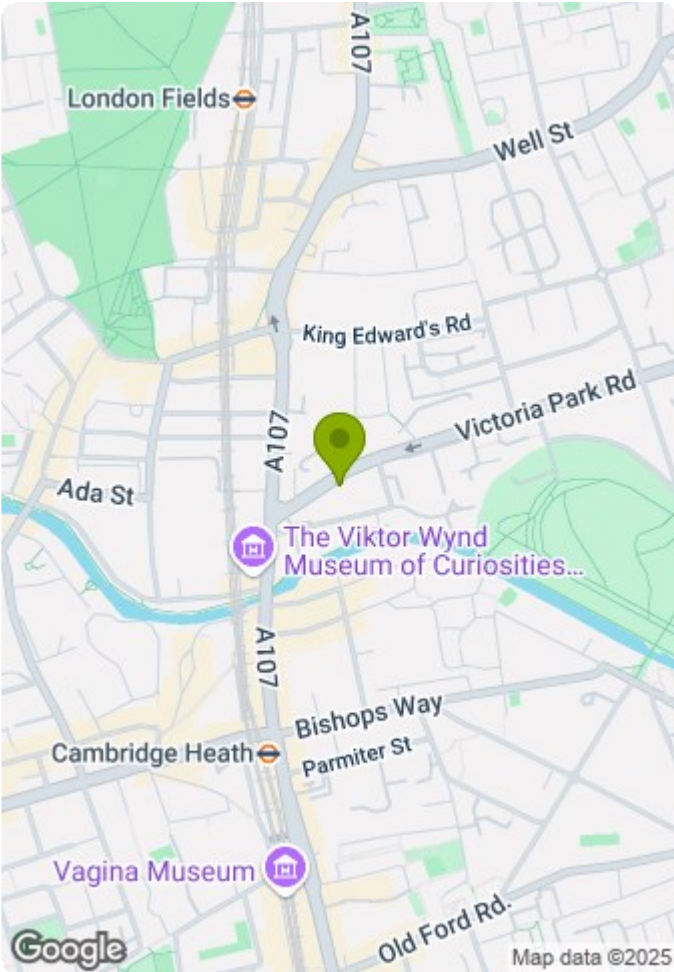
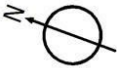


Victoria Park Road, E9
Approx. Gross Internal Area 520 Sq Ft - 48.31 Sq M



Second Floor
Floor Area 520 Sq Ft - 48.31 Sq M

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.
lpaplus.com



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		
		71 74
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