



## Sunlight Square, London, , E2 6LD

### £2,300 PCM

Elms Estates are delighted to bring to the market for Let this fabulous two double bedroom apartment situated on the 2nd Floor of this desirable building located within a short walk of Bethnal Green (Central Line) Tube Station.

Sunlight Square benefits from spacious accommodation with a Juliet balcony to the reception room which offers ample living and dining space, a separate kitchen, Two double bedrooms and a modern shower room. The property is located within this secure gated development with caretaker on site as well as offering an allocated parking space. Sunlight Square is also situated within the heart of Bethnal Green with easy access to all of the Restaurants, Bars, Shops, Gyms, Parks, Galleries and Museums this Exciting Area has on offer.

The property is available to move in to Immediately.

An early internal inspection is highly recommended in order 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.



**Reception Room**  
14'1" x 12'6" (4.29m x 3.81m)

**Dining Area**  
10'6" x 8'10" (3.20m x 2.69m)

**Kitchen**  
8'2" x 6'11" (2.49m x 2.11m)

**Bedroom One**  
10'10" x 10'2" (3.30m x 3.10m)

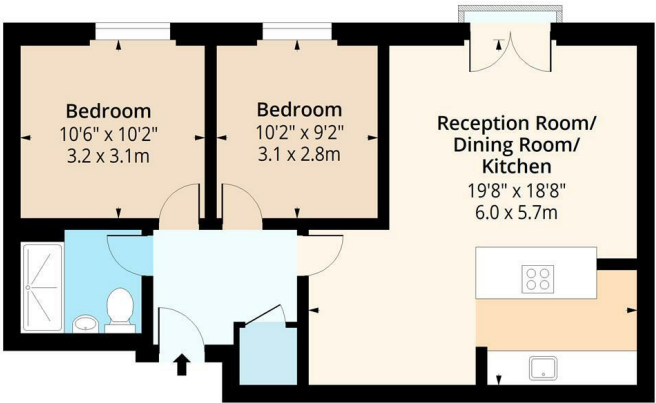
**Bedroom Two**  
10'2" x 8'10" (3.1 x 2.7)

**Bathroom**

**Material Information**  
Deposit: £2,653.84  
Length Of Tenancy: One Year  
Council Tax Band: D



**Sunlight Square, E2**  
Approx. Gross Internal Area 657 Sq Ft - 61.04 Sq M



**Second Floor**  
Floor Area 657 Sq Ft - 61.04 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                    |                         |           | 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 |           |