



Newcourt House, London, , E2 0EG

£2,700 PCM

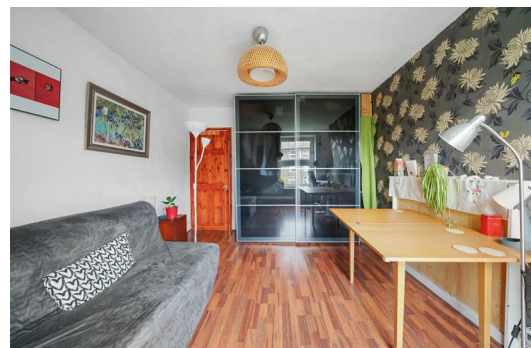
Elms Estates are pleased to offer to the market To Let this Three Bedroom Third Floor Flat which is situated directly off of Bethnal Green Road and within a short walk of Bethnal Green (Central Line) Tube Station as well as being within a short walk to Bethnal Green Overground Station.

The property is located in the heart of Bethnal Green where you can enjoy the busy hustle and bustle 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. The suburb Transport Links ensure that the whole of the Greatest Capital City are at your disposal.

Internally the property has three double bedrooms with a good size lounge and separate kitchen. The property also benefits from a bathroom with a separate w/c and double glazing throughout. Available to move in to from 19 April 2025 onwards.

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
13'9" x 11'10" (4.19m x 3.61m)

Kitchen
9'10" x 7'3" (3.00m x 2.21m)

Bedroom 1
13'9" x 8'6" (4.2 x 2.6)

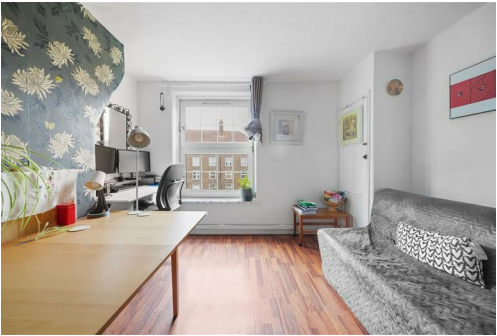
Bedroom 2
13'1" x 8'2" (4.0 x 2.5)

Bedroom 3
13'1" x 7'10" (4.0 x 2.4)

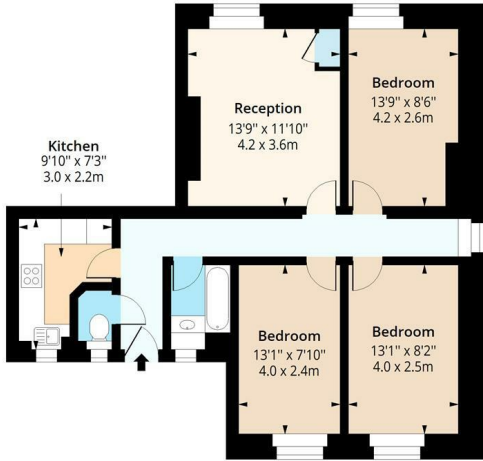
Bathroom

WC

Material Information
Deposit: £3,115.38
Length Of Tenancy: One Year
Council Tax Band: C



Newcourt House, E2
Approx. Gross Internal Area 769 Sq Ft - 71.44 Sq M



Third Floor
Floor Area 769 Sq Ft - 71.44 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: 18/3/2025

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	