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### **Ellesmere Road, London, E3**

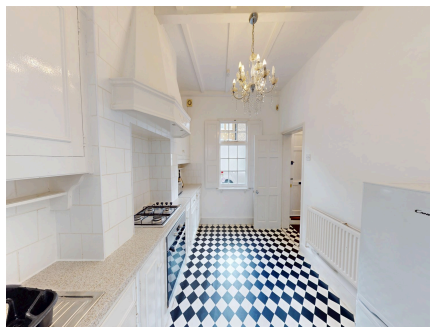
**\*\* SPLIT LEVEL TWO BEDROOM APARTMENT\*\* LARGE KITCHEN/DINER\*\* \*\* COURTYARD GARDEN\*\* \*\* UPSTAIRS LOUNGE \*\* \*\* FAMILY BATHROOM \*\* \*\* SHOWER TO MASTER BEDROOM \*\* \*\* UNFURNISHED \*\* \*\* EPC RATING E COUNCIL TAX BAND TBC \*\* \*\* OFFERED ON A MINIMUM 12 MONTHS TENANCY AVAILABLE NOW\*\***

**Rent: £2,225 - Monthly**



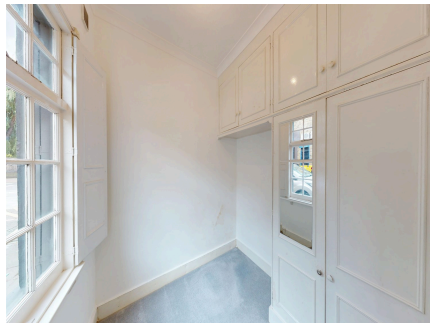
**Ellesmere Road, Bethnal Green, E3****Kitchen**

4.1m (13'5) x 2.89m (9'6)

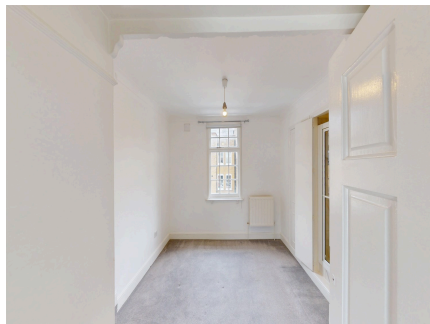
**Reception 1**

4.17m (13'8) x 3.68m (12'1)

Reception 1

**Office****Bedroom 1**

3.22m (10'7) x 3.11m (10'2)

**Bedroom 2**

3m (9'10) x 2.36m (7'9)



**Bathroom 1 downstairs**

2.2m (7'3) x 1.72m (5'8)



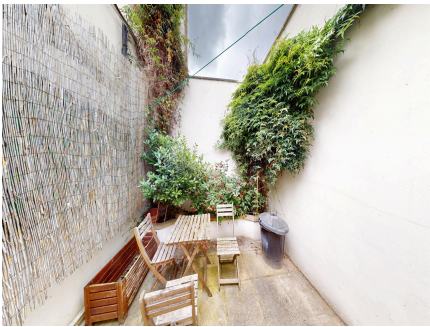
**Bathroom 2**

1.3m (4'3) x 1.06m (3'6)



Ellesmere Road, Bethnal Green, E3

Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		85
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>	42	
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Spencer Munson are pleased to offer you this Two Bedroom Apartment: Ideal for a couple or small family. The flat ensures a clean and modern living space, offered Unfurnished: This gives you the flexibility to personalize the interior with your own furnishings and style. Fitted Kitchen with Appliances: The kitchen comes equipped with appliances, A downstairs family bathroom with an shower to the master bedroom and a Courtyard garden. This property is within a short distance to Roman Road which offers a vibrant mix of shops and cafes. Transport Links: Conveniently close to Mile End Tube Station and Bow Road Tube Station, Available NOW on a 12 months tenancy. EPC Rating E Council Tax Band TBC

**Ellesmere Road, Bethnal Green, E3****Disclaimer**

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.