



PER MONTH

£3,200 Per Month

Hewlett Road

London, E3 5NA

We are very excited to offer a great opportunity to rent this beautifully designed and renovated mid-terrace house located on a quiet residential street just off Roman Road.

The property has been upgraded to an exceptional standard to provide comfortable, contemporary accommodation and features a ground floor open plan reception room with a particularly stylish, modern fitted kitchen with breakfast bar, ample storage and seating area.

There are sliding patio doors which lead onto a private decked terrace with sunken seating area.

The first floor features an open space ideal for a second reception area or office with arched entrance leading onto bedroom with access to a modern fitted bathroom.

The lower ground features 2 bedrooms and further family bathroom.

Roman Road Market is located just few moments away with the open spaces of Victoria Park and surrounding independent shops, cafes and restaurants being close by. East London is a diverse and multicultural area. The V&A Museum of Childhood is located on Cambridge Heath Road, just a short walk away, as is Columbia Road Flower Market. The market is held every Sunday and attracts visitors from all over London. The nearby Brick Lane area is known for its vibrant street art scene, as well as its many restaurants, markets, and shops.

It has great transport links including Bow Road Underground Station and Bow Church DLR, as well as a number of bus routes available from Roman Road and Old Ford Road.

Served by Tower Hamlets council, the property falls within the catchment of several local schools described as good or excellent by Ofsted.

maximum 2 tenants or family.

12 month contract: break clause subject to offer

5 weeks deposit: £3692

Council tax: Band D

Furnished

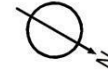
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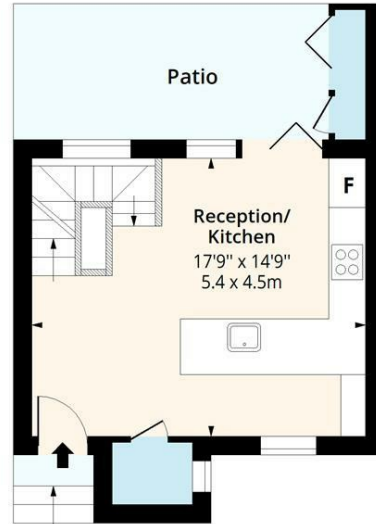
Hewlett Road, E3

Approx. Gross Internal Area 879 Sq Ft - 81.66 Sq M



Lower Ground Floor

Floor Area 292 Sq Ft - 27.13 Sq M



Raised Ground Floor

Floor Area 277 Sq Ft - 25.73 Sq M



First Floor

Floor Area 310 Sq Ft - 28.80 Sq M

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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: 10/23/2024

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