



PCM

**£2,400 PCM**

**Birbeck Street**

, E2 6LD



Set within a private gated development just a few moments walk from Bethnal Green Station is this 3 double bedroom apartment which also includes a parking space!

Located on the ground floor the property features, three equally sized double bedrooms, bathroom suite including shower attachment, separate modern fitted kitchen and reception room with wood flooring.

This development also benefits from a porter and well maintained communal gardens.

Few places in London have as diverse a selection of residents as Bethnal Green. Students rub shoulders with hipsters, artists, and young professionals. This melting-pot feel means Bethnal Green appeals like few other London boroughs. There are a number of great restaurants, cafes and bars nearby, as well as Victoria Park, Brick Lane, Columbia Road Flower Market and Broadway Market all a short walk away. Bethnal Green has become a favourite for young families as it hosts a number of primary and secondary schools with "outstanding" OFSTED ratings.

Both Bethnal Green Underground and Overground Stations are close, and there are numerous bus routes to Liverpool Street mainline station.

Available end of April

5 weeks deposit: £2884.61

12 month agreement: no break clause

Council Tax: Band

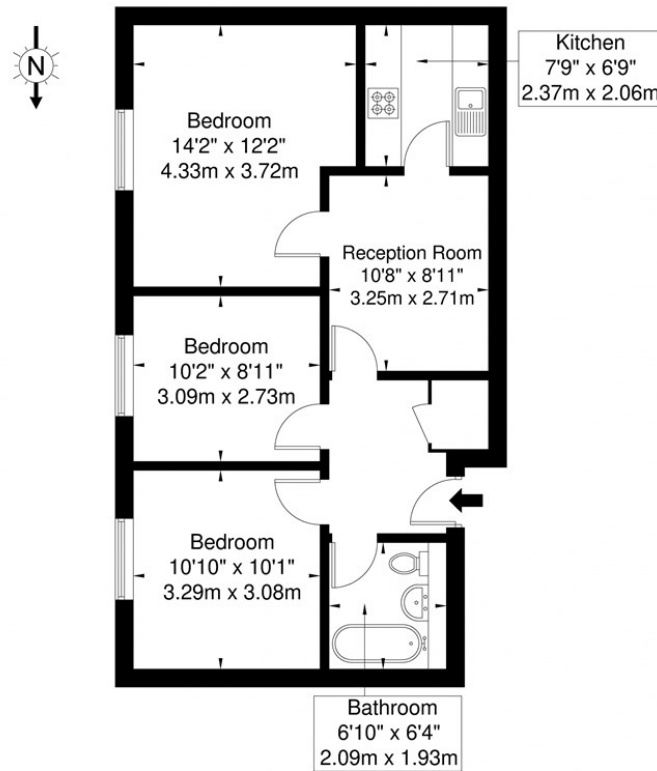






# Sunlight Square, Birbeck Street, E2 6LD

Approx. Gross Internal Area = 60.6 sq m / 652 sq ft



Ref

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**BLEU  
PLAN**

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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