



PER MONTH

**£2,500 Per Month**

**Sewardstone Road**

London, E2 9JN

Located seconds from the entrance to Victoria Park is this 1st floor 2 double bedroom apartment with separate study.

The property features a bright and airy open plan reception room with access to the balcony which has direct views of Regents Canal. There are 2 large double bedrooms, study, fitted bathroom, separate W/C and plenty of storage.

Located literally seconds from the wide open spaces of Victoria Park, with an array of restaurants, bars, and shops found in the ever popular Victoria Park Village.

Mile End and Bethnal Green tube stations are close by, with major bus routes available from Old Ford road.

#### MAXIMUM 2 OCCUPANTS

Available: 2nd June

Furnished

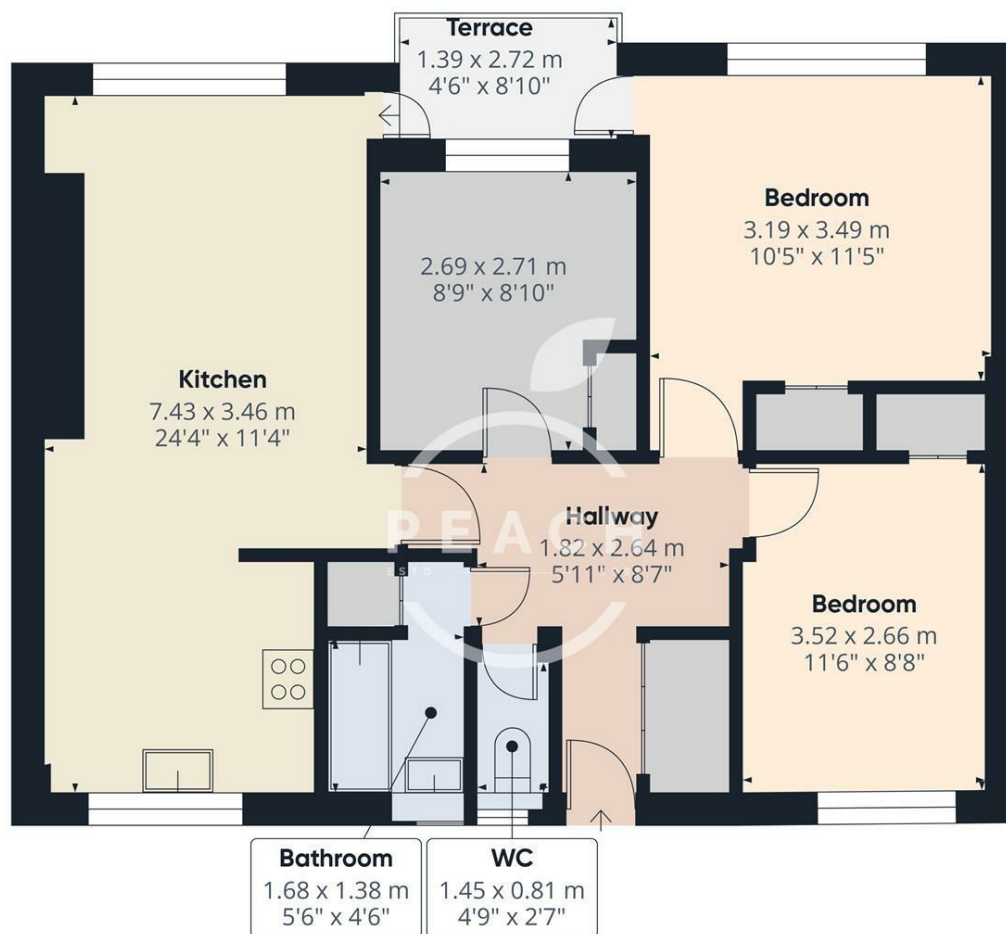
5 weeks deposit: £2884.61

12 month contract: breakclause subject to offer









**Approximate total area<sup>(1)</sup>**

66.7 m<sup>2</sup>  
718 ft<sup>2</sup>

**Balconies and terraces**

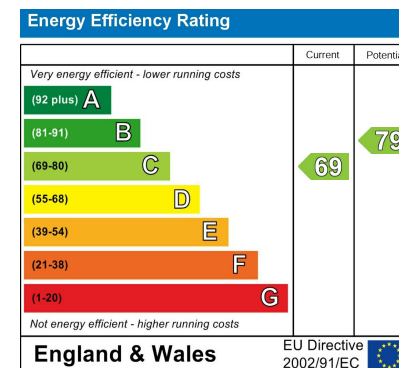
3.7 m<sup>2</sup>  
40 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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