



PCM

**£2,500 PCM**

**2 Twig Folly Close**

London, E2 0SU



A recently decorated, ground floor 2 double-bedroom apartment set within a canal side, gated development.

The property features a good-sized reception room with Juliet balcony looking directly onto the Regent Canal. There is access to a good size kitchen.

There are 2 double-bedrooms, the master has an en-suite bathroom and another balcony looking onto the canal. There is ample storage and family bathroom.

The property comes with the added bonus of having a secure parking space.

The flat's peaceful location is perfect for those who love being surrounded by greenery and fresh air. Victoria Park is right on your doorstep, offering an escape from the hustle and bustle of the city. The park hosts numerous events and activities throughout the year, including concerts, festivals, and a weekly farmer's market, making it a vibrant hub for the community. The "village" across the park has a super selection of small independent shops, cafes and restaurants offering all sorts of artisanal foods and specialist gifts.

The area is also well-connected, with excellent transport links to the rest of the city. You are only a short walk away from Mile End and Bethnal Green stations, providing easy access to central London and beyond.

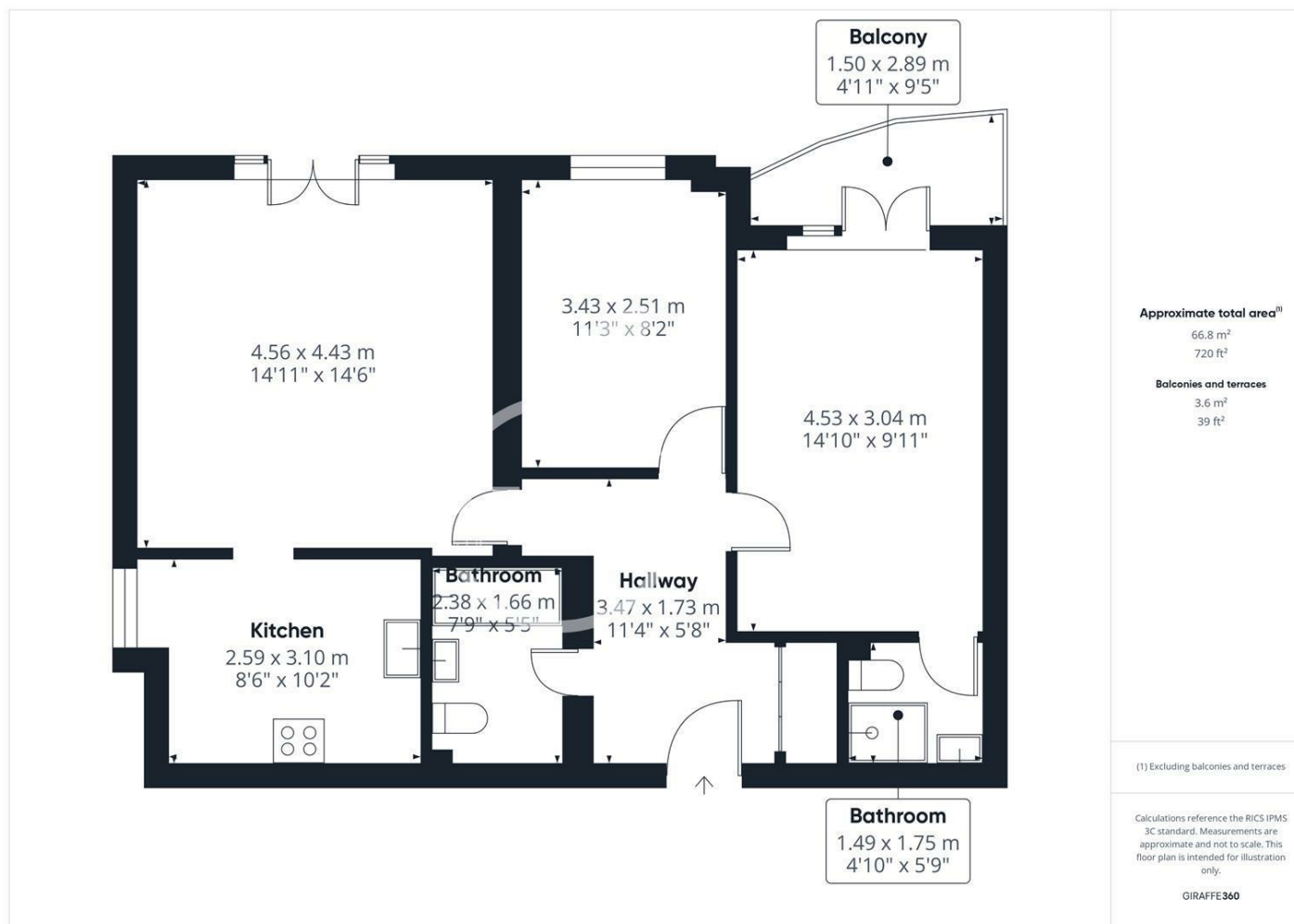
This flat is an excellent choice for anyone looking for a well-connected place to call home in the heart of East London.

Deposit: £2884 equivalent to five week's rent)  
12-month contract: break clause subject to offer  
Council tax: Band E  
Unfurnished









| 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>                            |                         |           |
| (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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