



## Walter Terrace, Burley House, London, E1 0RG

- \*\*\*Available Now\*\*\*
- Recently Refurbished
- Front and rear gardens
- Split level Maisonette
- \*Please view 360 Tour\*
- Two double bedrooms
- Modern fitted kitchen
- Unfurnished or Furnished

**£2,200 Per Month**





# Walter Terrace, Burley House, London, E1 0RG

## DESCRIPTION

\*\*\*Available Now\*\*\*

Hunters Tower Bridge are excited to market this well-presented two-bedroom maisonette, located in Burley House, E1.

Arranged over 753 sqft the property benefits from a front patio area, a modernised kitchen, a large reception room with doors out to a south facing decked garden, backs onto a communal green.

On the first floor the property has two double bedrooms and a separate shower room, w.c.

Close to Limehouse DLR/Overground station and Stepney Green tube.

Located and within easy access of great transport links and amenities.

Viewing advised. Get in touch with our Hunters Team in Tower Bridge today for more details or to arrange a viewing!

\*\*\*Available Now\*\*\*

### Summary & Exclusions:

- Rent Amount: £2,200 per month (£507.69 per week)
- Deposit 5 Weeks: £2,538.46
- 2 Bedrooms
- 1 Bathroom
- Property comes: Unfurnished or Furnished
- Available to move in from: ASAP
- Minimum tenancy term is: 12 months
- Maximum number of tenants is: 3
- Pets Allowed
- No Smokers
- Suitable for working professionals
- Bills not included
- Parking – Residents parking permit (Application required)











**Viewings**

Please contact [towerbridge@hunters.com](mailto:towerbridge@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.