



## 27 POLLARD STREET LONDON, E2 6LY

£3,100 PER MONTH

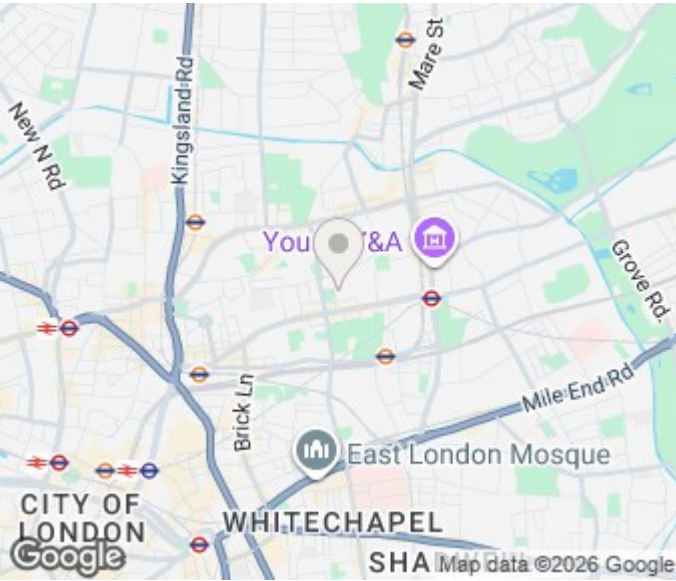
Spacious Three-Bedroom Split-Level Flat with Private Balcony – Suitable for Sharers – 0.4 Miles from Bethnal Green Station

The property offers generous accommodation arranged over two levels and comprises three well-proportioned bedrooms, a separate reception room, a modern fitted kitchen, and a contemporary bathroom. There is also the added benefit of a separate WC.

A standout feature of the property is the private balcony, which enjoys pleasant views overlooking the surrounding gardens and greenery, providing an attractive outdoor space to relax.

The property benefits from plenty of natural light, good storage space and wood-effect flooring throughout much of the accommodation.

  
**BELLS**  
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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   | 77                         |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>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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