



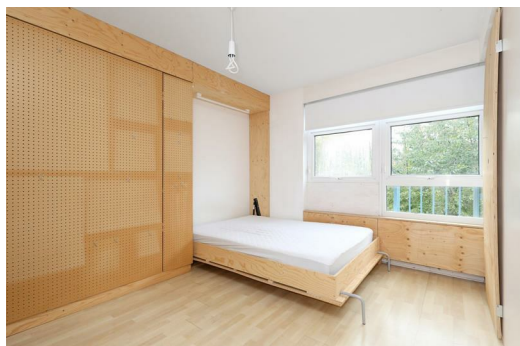
Mansford Street, London, , E2 7AW
£1,600 PCM

Elms Estates are pleased to be able to bring to the market To Let this delightfully unique first floor studio apartment situated within easy reach of Bethnal Green Tube Station and Cambridge Heath Overground Station and being within the Heart of Bethnal Green offers easy access to all of the Restaurants, Bars, Shops, Gyms, Parks, Galleries and Museums this Exciting Area has on offer.

The property offers some clever storage solutions in a small apartment not least the pull down bed that can be raised each day to make a more tradition living room.

The property is available to move in to from 06 July 2026 onwards. Internal viewing Highly Recommended to Avoid Disappointment.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



Exterior

Studio Room
13'1" x 10'0" (4.01 x 3.07)

Kitchen Area
8'2" x 8'0" (2.51 x 2.46)

Shower Room

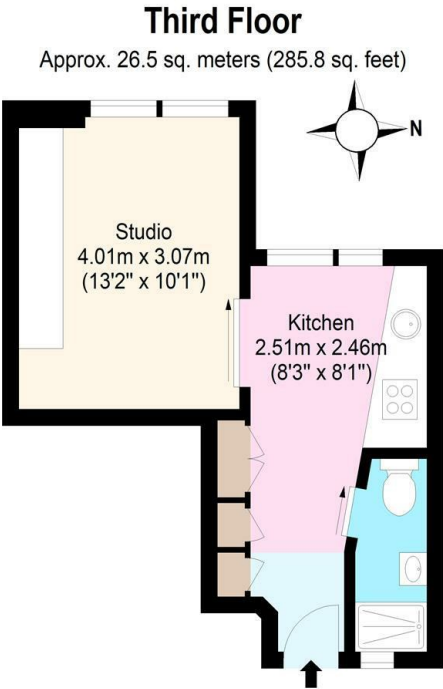
Material Information
Deposit: £1,846.15
Council Tax Band: B

Marketing Disclaimer

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending tenant must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes.

Where the property is managed by Elms Estates (if applicable), appliances, fixtures and fittings provided are checked and are intended to be in reasonable working order at the commencement of the tenancy. However, no guarantee is given as to their continued or uninterrupted operation and faults may occur during the tenancy. Any issues should be reported in accordance with the tenancy agreement to allow for inspection and repair.

Council Tax bands, EPC ratings and permitted payments under the Tenant Fees Act 2019 are provided in good faith and are subject to verification. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.



Total area: approx. 26.6 sq. meters (285.8 sq. feet)
For illustration purposes only - not to scale
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		