



Sunlight Square  
London, E2 6LD

£2,500 PCM

  
elms  
ESTATES

Elms Estates are delighted to bring to the market for Let this fabulous two double bedroom apartment situated on the 2nd Floor of this desirable building located within a short walk of Bethnal Green (Central Line) Tube Station.

Sunlight Square, offers spacious accommodation with a Juliet balcony in the reception room which is open plan with a modern Fitted kitchen, Two double bedrooms and a modern shower room. The property is located within this secure gated development maned with a concierge. Sunlight Square is also situated within the heart of Bethnal Green with easy access to all of the Restaurants, Bars, Shops, Gyms, Parks, Galleries and Museums this Exciting Area has on offer.

The property is available to move in to from 06 November 2026 Onwards.

An early internal inspection is highly recommended in order 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.



## Reception Room/Kitchen 19'8" x 18'8" (6.0 x 5.7)



## Bedroom One 10'5" x 10'2" (3.2 x 3.1)



## Bedroom Two 10'2" x 9'2" (3.1 x 2.8)



## Shower Room



### Material Information

Deposit: £2,884.61

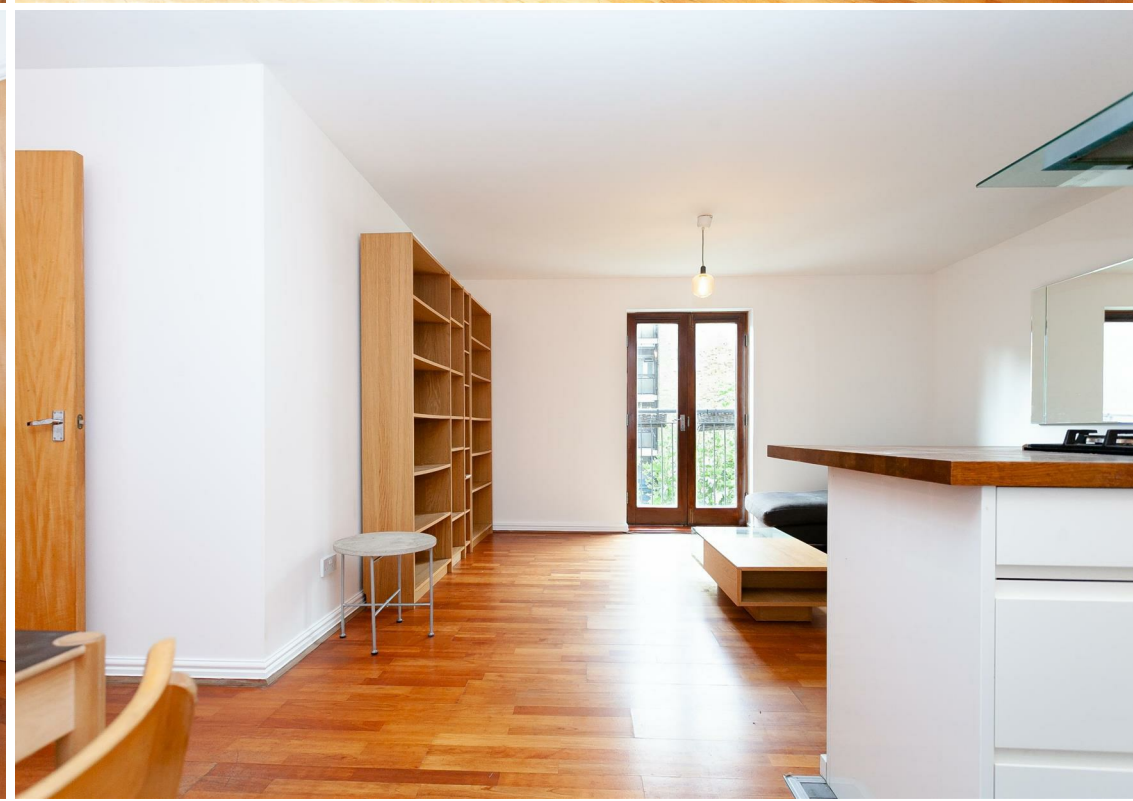
Council Tax Band: D

### 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.

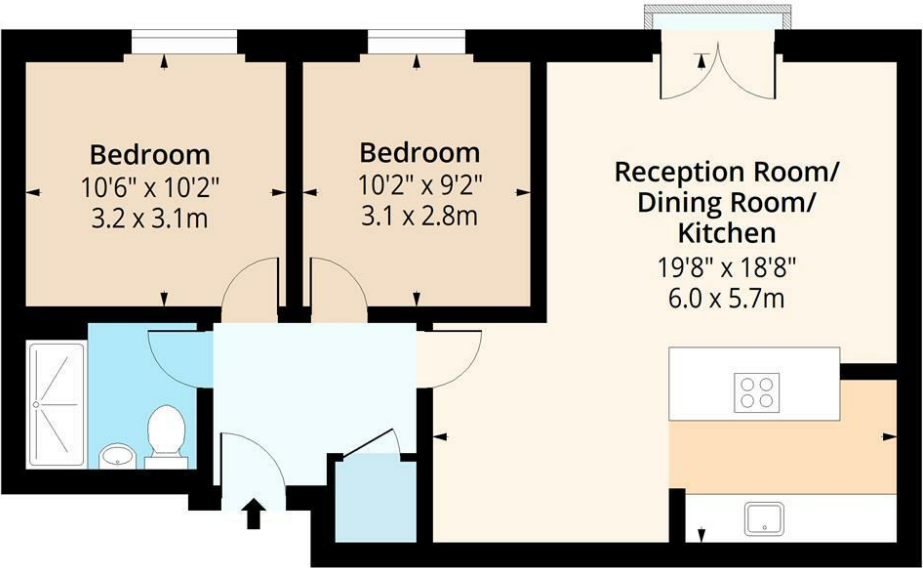
Council Tax bands, EPC ratings and permitted payments under the Tenant Fees Act 2019 are provided in good faith and are subject to verification. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.





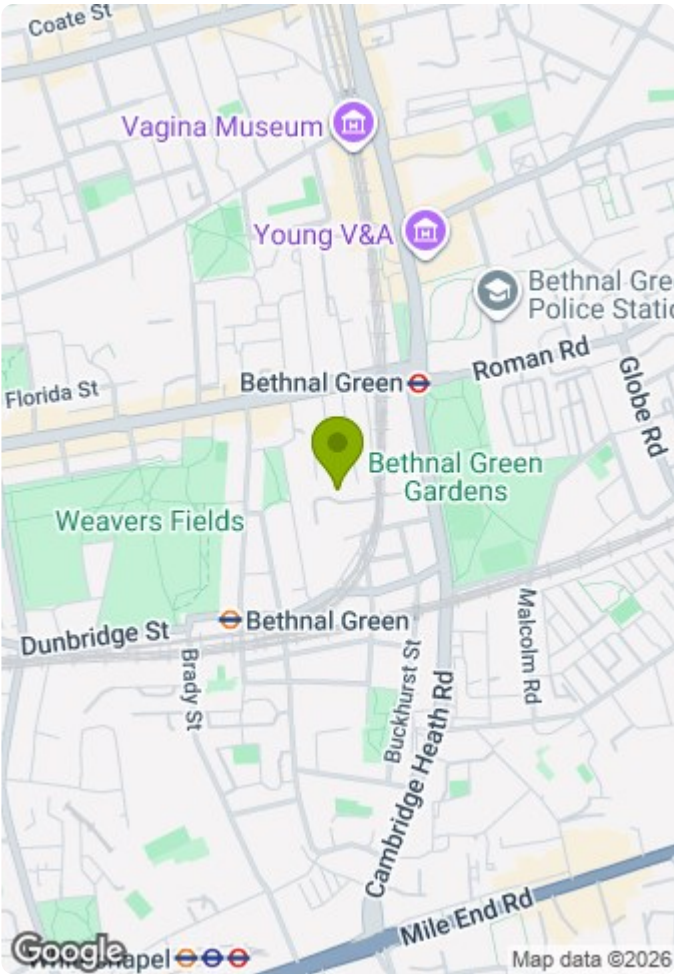
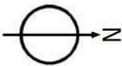
# Sunlight Square, E2

Approx. Gross Internal Area 657 Sq Ft - 61.04 Sq M



Second Floor  
Floor Area 657 Sq Ft - 61.04 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
lpaplus.com



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 80      | 82        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |