



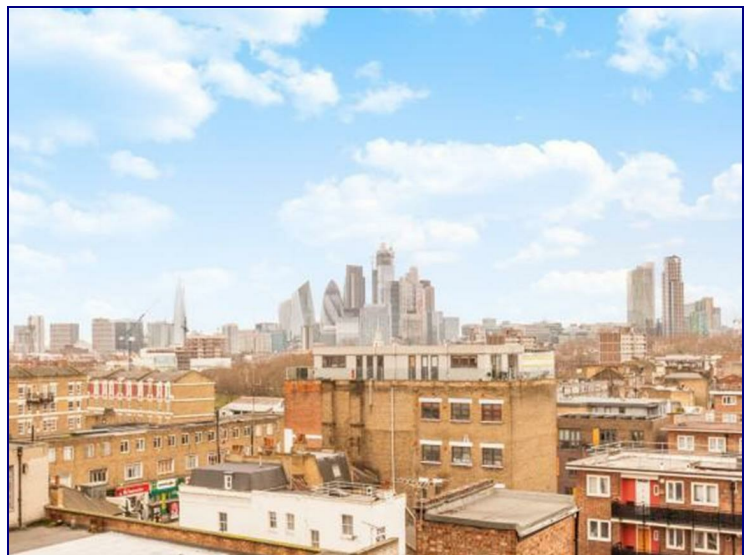
[www.kings-group.net](http://www.kings-group.net)

488 Bethnal Green Road

London E2 0EA

Tel: 0207 613 2121

**463 Bethnal Green Road, London, E2 9QY**



**£2,500 Per Month**

Kings Group are pleased to offer City View House, E2. \*\* 2BED 2BATH \*\* A well presented two bedroom purpose built - flat located in the vibrant Bethnal green area. The property is leasehold, offering a spacious reception room, fully fitted kitchen, two good sized bedrooms and a bathroom. The property is fully double glazed, and benefits from local ammenites. Please call the lettings team to book a viewing on 02076132121.

EPC Rating: B

Total Floor Area: 84 SQ.M

City View House, E2 is located in the heart of Bethnal Green moments away from the local park Bethnal Green Gardens. The property is also within a mile of Bethnal Green Underground & Overground Station as well as Cambridge Heath Overground Station allowing easy access to the city, as well as bus routes to multiple locations.





### 4th Floor

Floor area 88.0 sq. m. (947 sq. ft.) approx

Total floor area 88.0 sq. m. (947 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property

Plan created for Urban Sales & Lettings (0845 2997 265)

Produced by [www.keyagent.co.uk](http://www.keyagent.co.uk)

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	77	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Associated Offices in London, Essex and Hertfordshire

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