



## Newcourt House, London, , E2 0EG £2,750 PCM

Elms Estates are pleased to offer to the market To Let this Three Bedroom Third Floor Flat which is situated directly off of Bethnal Green Road and within a short walk of Bethnal Green (Central Line) Tube Station as well as being within a short walk to Bethnal Green Overground Station.

The property is located in the heart of Bethnal Green where you can enjoy the busy hustle and bustle of the East End with easy access to all of the Restaurants, Bars, Shops, Markets, Gyms, Parks, Galleries and Museums this Exciting Area has on offer. The suburb Transport Links ensure that the whole of the Greatest Capital City are at your disposal.

Internally the property has three double bedrooms with a good size lounge and separate kitchen. The property also benefits from a bathroom with a separate w/c and double glazing throughout. Available to move in to NOW

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**  
13'9" x 11'10" (4.19m x 3.61m)

**Kitchen**  
9'10" x 7'3" (3.00m x 2.21m)

**Bedroom 1**  
13'9" x 8'6" (4.2 x 2.6)

**Bedroom 2**  
13'1" x 8'2" (4.0 x 2.5)

**Bedroom 3**  
13'1" x 7'10" (4.0 x 2.4)

**Bathroom**

**WC**

**Material Information**

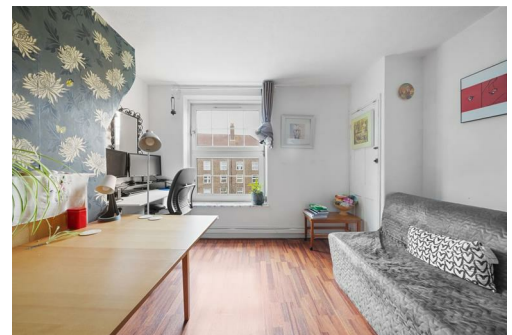
Deposit: £3,173.07  
Council Tax Band: C

**Marketing Disclaimer**

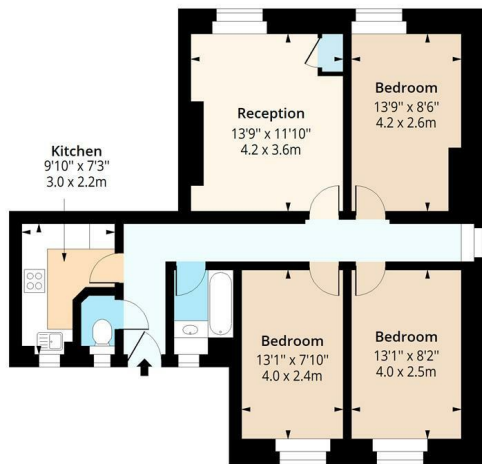
These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending tenant must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance 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.



**Newcourt House, E2**  
Approx. Gross Internal Area 769 Sq Ft - 71.44 Sq M



**Third Floor**

Floor Area 769 Sq Ft - 71.44 Sq M



Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

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Date: 18/3/2025

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
73	80	C	C

Energy Efficiency Rating scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
Environmental Impact (CO<sub>2</sub>) Rating scale: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).