



2c Vyner Street, London, , E2 9DG

£1,800 PCM

Elms Estates are absolutely delighted to be able to offer to the market To Let This Modern Studio Apartment situated just moments away from Victoria Park.

Windlass Court is within walking distance to Cambridge Heath Station and within a short walk of Victoria Park Village, The Olympic Park and London Fields. Offering excellent access to the Glorious Victoria Park and the Regents Canal that both offer beautiful open spaces and miles of scenic walks. The relaxed, cool feel of Victoria Park Farmers Market will make for wonderful lazy Sunday morning strolls while the vibrant Broadway Market is a short walk along the canal and offers an array of shops and dining experiences.

Internally the property is spacious throughout with a large reception/bedroom area with a Juliet balcony, Separate modern kitchen and shower room.

The property is available from 21 September 2026 onwards

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/Bedroom
19'8" x 13'1" (6.0 x 4.0)

Kitchen
10'9" x 6'6" (3.3 x 2.0)

Shower Room

Material Information

Deposit: £2,076.92
Council Tax Band: C

Marketing Disclaimer

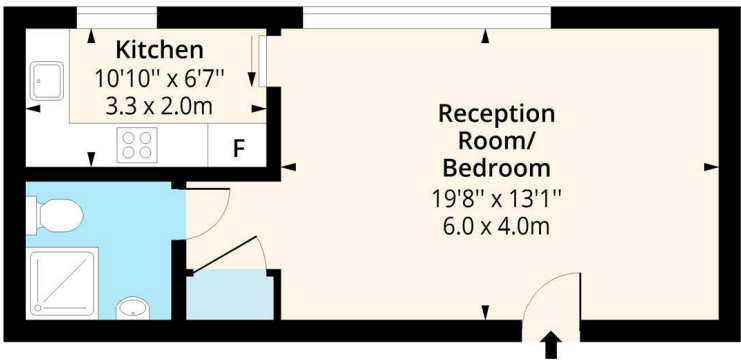
These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending tenant must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance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



Windpass Court, E2
Approx. Gross Internal Area 409 Sq Ft - 38.00 Sq M



Third Floor
Floor Area 409 Sq Ft - 38.00 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.

lpaplus.com

Date: 14/6/2023

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		Very environmentally friendly - lower CO₂ 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 CO₂ emissions	
81	82		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	