



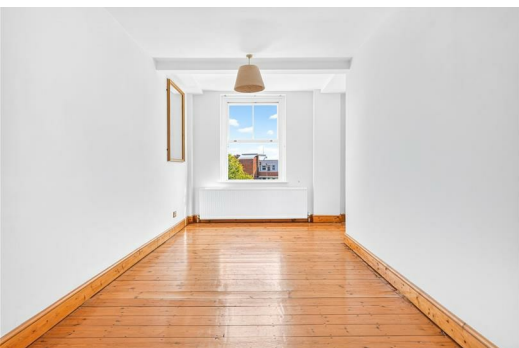
Victoria Park Square, London, , E2 9PE £2,500 PCM

Elms Estates are delighted to be able to offer to the market To Let this Spacious Two Bedroom Duplex apartment located in the heart of Bethnal Green.

University House is Superbly Located on the beautiful tree-lined Victoria Park Square overlooking the Idyllic Museum Gardens. University House offers fantastic Transport Links with Bethnal Green (Central Line) Tube Station within a very short walk. In addition to the convenience of transport there is also a wealth of Local Amenities within easy reach with the Famous York Hall Public Baths at the end of the road and the glorious open spaces of Victoria Park within close proximity.

Internally the property is bright and spacious throughout with a large reception, Separate modern kitchen, Two well proportioned bedrooms with the main bedroom boasting a walk in wardrobe and the second bedroom boasting an en-suite. The property also benefits having a study/office room too.

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



Reception
21'3" x 10'2" (6.5 x 3.1)

Kitchen
8'6" x 6'6" (2.6 x 2.0)

Bedroom One
21'3" x 8'6" (6.5 x 2.6)

Walk in Wardrobe
8'6" x 6'6" (2.6 x 2.0)

Bedroom Two
11'1" x 7'6" (3.4 x 2.3)

En-Suite
5'10" x 5'2" (1.8 x 1.6)

Study
16'4" x 8'6" (5.0 x 2.6)

Bathroom
8'6" x 5'2" (2.6 x 1.6)

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.

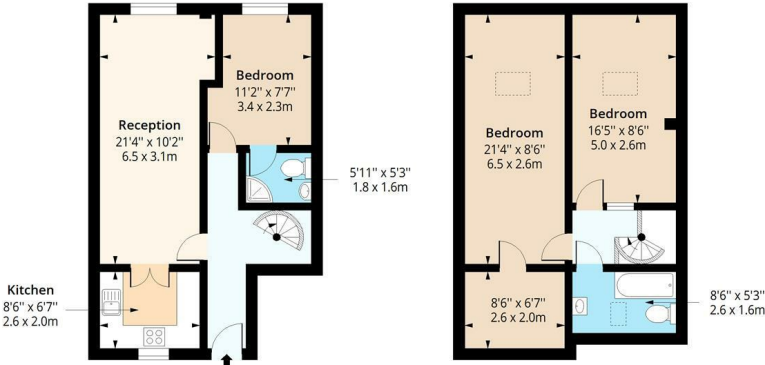
Where the property is managed by Elms Estates (if applicable), appliances, fixtures and fittings provided are checked and are intended to be in reasonable working order at the commencement of the tenancy. However, no guarantee is given as to their continued or uninterrupted operation and faults may occur 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.



University House E2

Approx. Gross Internal Area 978 Sq Ft - 90.86 Sq M



Third Floor

Floor Area 475 Sq Ft - 44.13 Sq M

Fourth Floor

Floor Area 503 Sq Ft - 46.73 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: 2/9/2026

