



Victoria Park Road
London, E9 7NB

£2,100 PCM

Elms Estates are absolutely delighted to be able to offer to the market for rental. This immaculate one bedroom second floor flat.

Situated on Victoria Park Road, 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.

The property is available to move in to from 24 July 2026 onwards and this property has to be viewed to be fully appreciated. Internal viewing Highly Recommended 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

16'8" x 11'1" (5.1 x 3.4)



Kitchen

11'1" x 6'6" (3.4 x 2.0)



Hallway



Bedroom

13'5" x 10'2" (4.1 x 3.1)



Bathroom



Material Information

Deposit: £2,423.07
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.

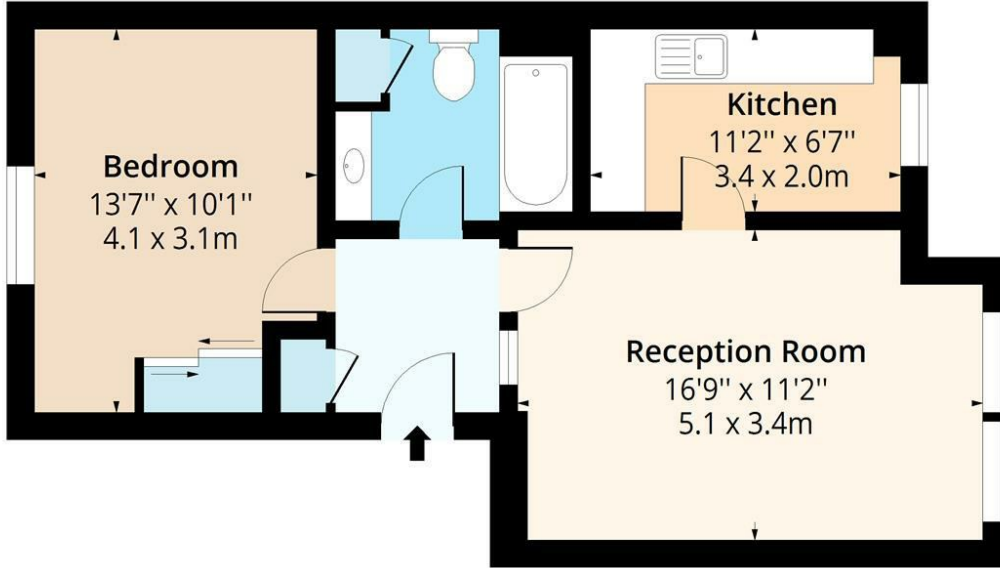
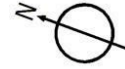
Council Tax bands, EPC ratings and permitted payments under the Tenant Fees Act 2019 are provided in good faith and are subject to verification. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.





Victoria Park Road, E9

Approx. Gross Internal Area 520 Sq Ft - 48.31 Sq M

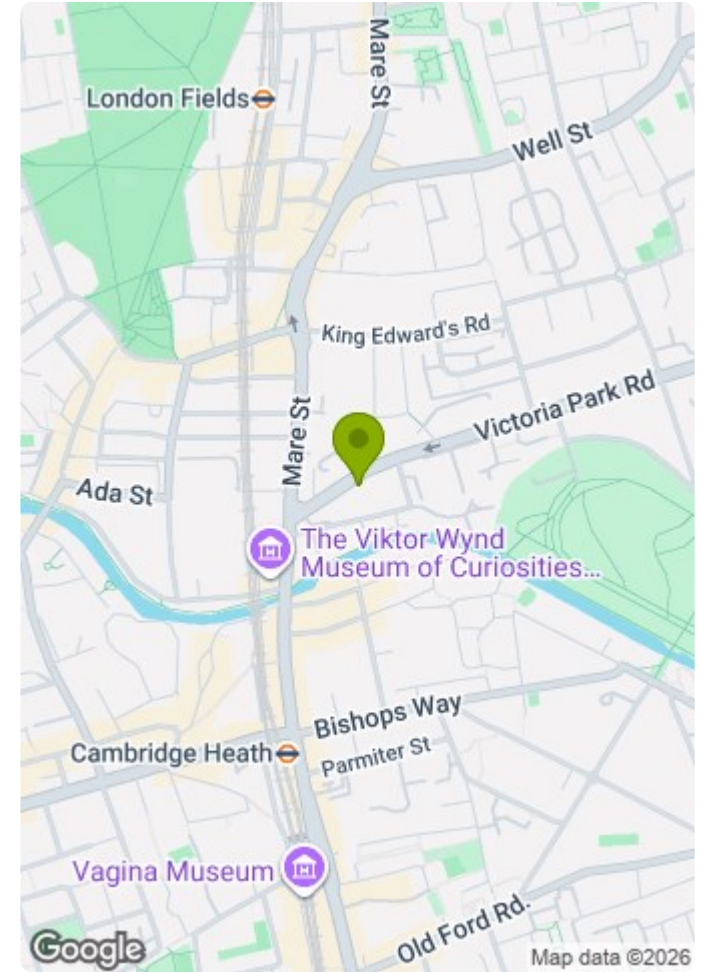


Second Floor

Floor Area 520 Sq Ft - 48.31 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			
		71	74
England & Wales		EU Directive 2002/91/EC	

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