



Mulberry House, Victoria Park Square, London, , E2 9PQ £2,250 PCM

Elms Estates are delighted to be able to offer to the market To Let this Two Bedroom Apartment set within the historic Mulberry House built by the East End Dwellings Company in 1934.

Mulberry House is Superbly Located on the beautiful tree-lined Victoria Park Square overlooking the Idyllic Museum Gardens. Mulberry 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 presented in good order split over two levels with a good size reception room, Separate kitchen, Two double bedrooms and bathroom. The property is available to move in to Immediately.

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

15'5" x 11'6" (4.70 x 3.51)

Kitchen

37'0" x 20'0" (11.3 x 6.1)

Bedroom One

14'0" x 12'4" (4.29 x 3.76)

Bedroom Two

11'5" x 10'7" (3.48 x 3.25)

Bathroom

Material Information

Deposit: £2,596.15

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.

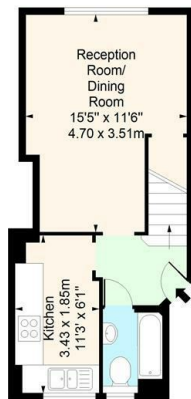
Where the property is managed by Elms Estates (if applicable), appliances, fixtures and fittings provided are checked and are intended to be in reasonable working order at the commencement of the tenancy. However, no guarantee is given as to their continued or uninterrupted operation and faults may occur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



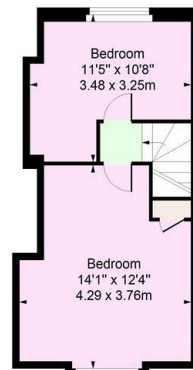
Mulberry House, E2

Approx. Gross Internal Area 576 Sq Ft - 53.51 Sq M



Third Floor

Floor Area 300 Sq Ft - 27.87 Sq M



Fourth Floor

Floor Area 276 Sq Ft - 25.64 Sq M

Floor Area 576 Sq Ft - 53.51 Sq M

For Illustration Purposes Only - Not To Scale
www.londonpropertyassessments.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus+) A		(92 plus+) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	66		62
	72		72
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC