176 Harford Street
London, E1 4GF

£2,500 PCM

elms
ESTATES

Elms Estate are please to offer to the market for Let this amazing Two double bedroom apartment with a balcony situated on the fourth floor.

Graciosa Court is located on Harford Street which is just a short walk to Stepney Green and Mile End station which makes commuting to the city very easy but also having the bonus of Limehouse station a short walk away too. The property is located with great local amenities and Mile End Park just streets away.

The property benefits from a open plan Reception/Kitchen area which has access to the balcony, Two double bedrooms with Bedroom one having its very own en-suite and the added bonus of a separate family bathroom.

The property is Available Now.

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

## Reception/Kitchen

24'7" x 10'9" (7.5 x 3.3)

## Bedroom One

17'8" x 9'2" (5.4 x 2.8)

## En-suite To Bedroom One

## Bedroom Two

13'5" x 8'6" (4.1 x 2.6)

## Bathroom

## Balcony

## Material Information

Deposit: £2,884.61
Council Tax Band: D

## Marketing Disclaimer

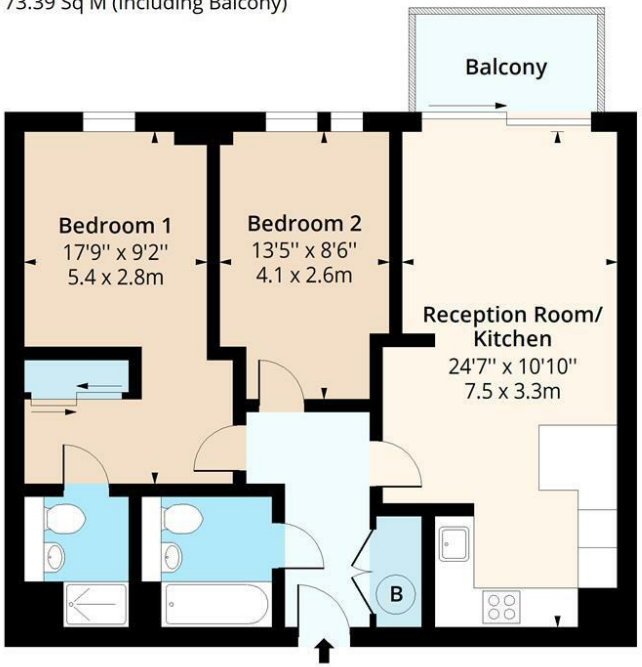
These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending tenant must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance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

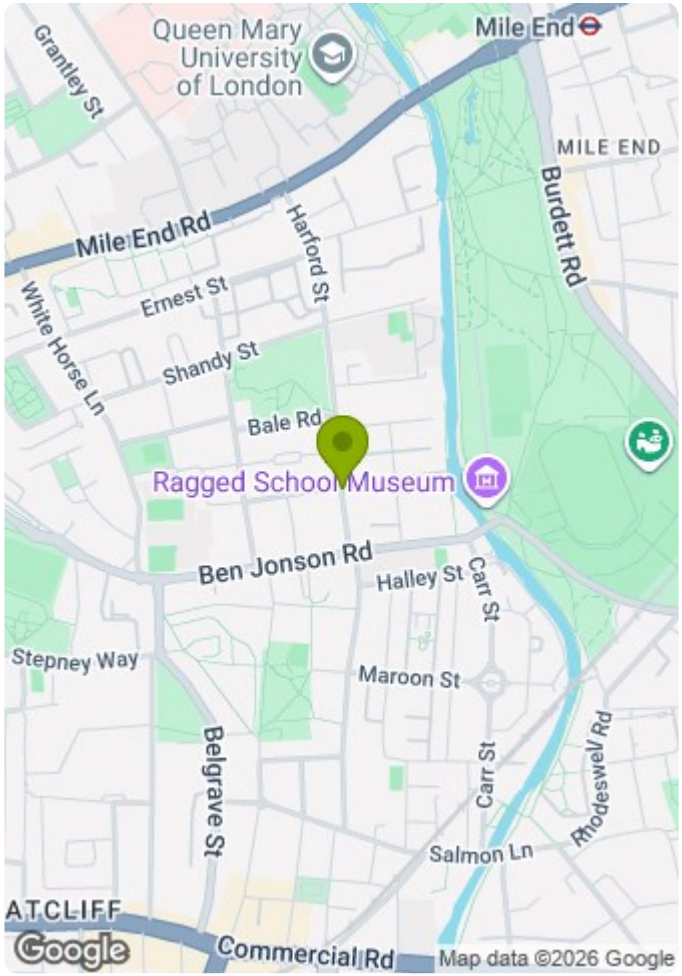
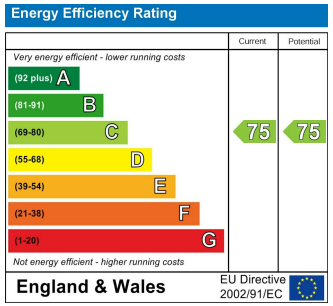
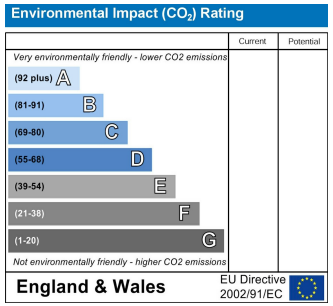
# Harford Street, E1

Approx. Gross Internal Area 745 Sq Ft - 69.21 Sq M (Excluding Balcony)
Approx. Gross Internal Area 790 Sq Ft - 73.39 Sq M (Including Balcony)




## Fourth Floor

Floor Area 745 Sq Ft - 69.21 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.

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