



16 Selby Street
London, E1 5BX
£2,400 PCM


elms
ESTATES

16 Selby Street, London, E1 5BX

Elms Estates are delighted to be able to offer to the market for rental. This Two Bedroom Second Floor Apartment.

Located within walking distance to Brick lane, The City, Columbia road as well as being within walking distance to Bethnal Green and Whitechapel tube and Bethnal Green overground stations.

Internally the property is presented well throughout with a spacious open plan lounge/kitchen with doors out to the balcony, Two double bedrooms and a bathroom. The property also benefits from ample storage space throughout and a great deal of natural light.

Reception Room/Kitchen 18'0" x 18'0" (5.49 x 5.49)

Bedroom One 43'7" x 30'2" (13.3 x 9.2)

Bedroom Two 39'0" x 26'6" (11.9 x 8.1)

Bathroom

Material Information

Deposit: £2,769.23

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

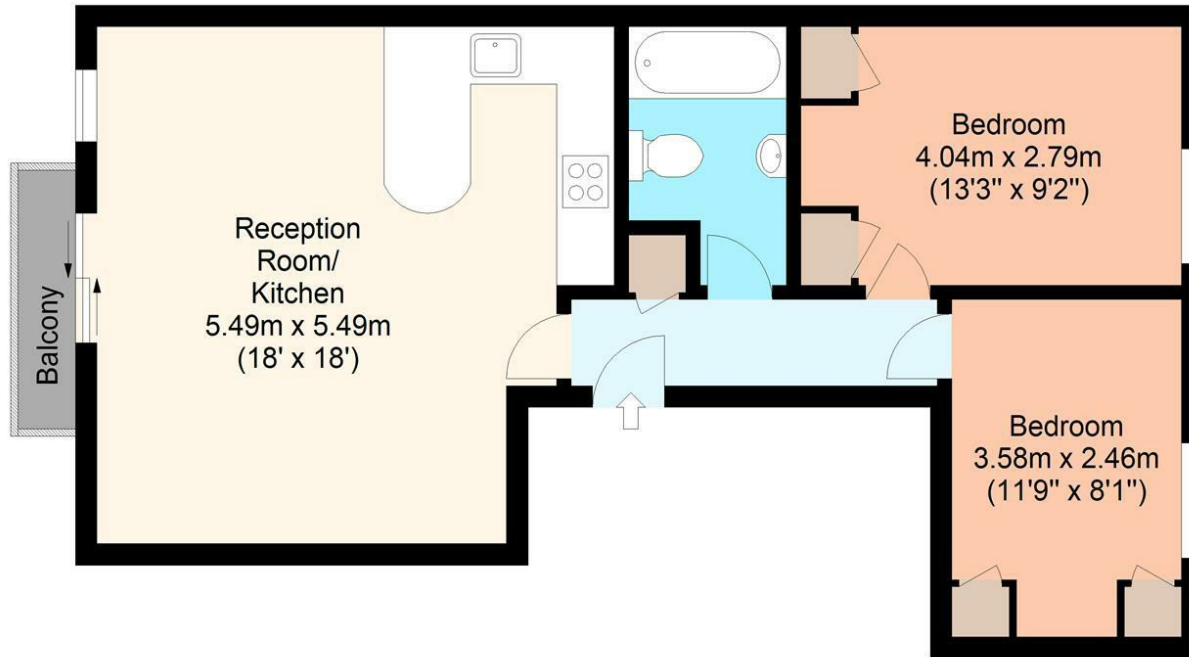
issues should be reported in accordance with the tenancy agreement to allow for inspection and repair.

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.

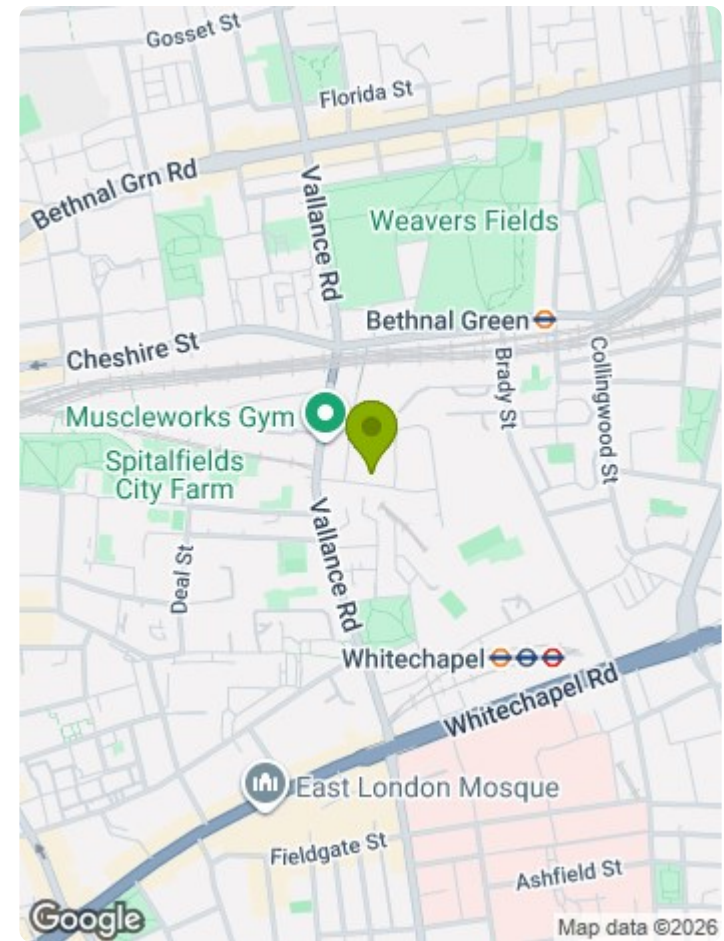


Second Floor

Approx. 57.6 sq. meters (620.2 sq. feet)



Total area: approx. 57.6 sq. meters (620.2 sq. feet)
For illustration purposes only - not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	

