



## RECTORY SQUARE, E1

£4,250 PER MONTH

- HMO Licence - Suitable for sharers
- Allocated Parking Space
- 38ft Rear Garden
- Modern Kitchen/Diner
- Solar Panels - Reduces Energy Costs
- Two Modern Bathrooms

wj.  
meade

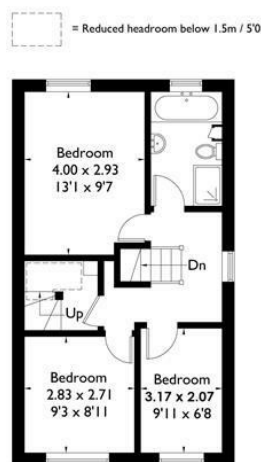


## Rectory Square, E1

Approximate Gross Internal Area = 119.8 sq m / 1290 sq ft  
(Excluding Eaves Storage)  
Shed = 10.9 sq m / 117 sq ft  
Total = 130.7 sq m / 1407 sq ft



Ground Floor



First Floor



Second Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 206987

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



W J Meade are pleased to offer for rent this end of terrace three storey house within this popular residential development. Set peacefully on a corner plot, with parking to the front, the property is ideally situated close to Stepney Green tube station as well as Stepney Green Park, City Farm and Farmers Market. Benefits from allocated parking as well. The property has been modernised to incorporate many environmental and energy saving upgrades; such as triple glazed windows, solar panels, separate ground and upper floor heating systems. As the property has a HMO licence, it is suitable for sharers.

Deposit is 6 week's rent.

Service charge £n/a

Ground rent £n/a

Reserve fund £n/a

n/a years lease

Council tax band E

Current EPC Rating 87

Tenure:



All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor. Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through W.J. Meade Estate Agents. All subject to contract and to being unsold.