

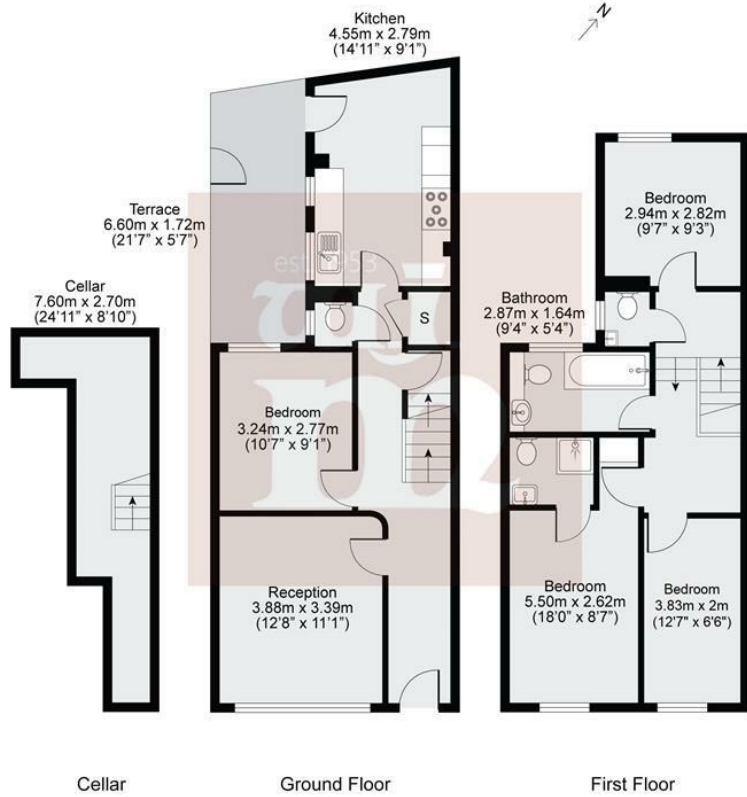


SENLAB STREET, E1

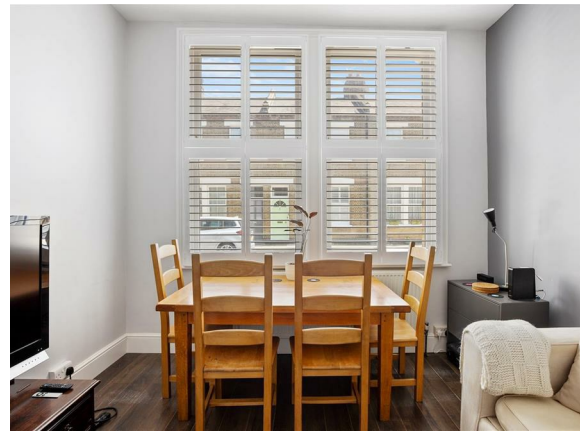
£4,500 PER MONTH

- HMO Licence - Suitable for Sharers
- Two Bathrooms
- Courtyard style garden
- Conservation Area
- Excellent transport links
- Four W/Cs

wj.
meade



GROSS INTERNAL AREA (GIA) The footprint of the property 117.0sqm / 1259.0sqft	TOTAL STORAGE SPACE Cellars, Basements, Terraces, Storerooms etc. 0.0sqm / 0.0sqft	EXTERNAL STRUCTURAL FEATURES Canopies, Balconies, Terraces, Staircases etc. 10.5 sqm / 113.0sqft	RESTRICTED HEAD HEIGHT Limited use areas under 2.0m 0.0 sqm / 0.0sqft
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W J Meade are delighted to offer this charming end of terrace Victorian house to rent within the Albert Gardens Conservation Area. On the ground floor, the property comprises a large reception room, with both living and dining space, one of the double bedrooms, a W/C and modern kitchen which leads onto the courtyard garden. Upstairs, there is three further bedrooms (one with en-suite shower room), a family bathroom, and another W/C. As the property has a HMO licence, it is suitable for sharers. There is also a storage cellar. Deposit is 5 week's rent.

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.

Service charge £n/a
Ground rent £n/a
Reserve fund £n/a
n/a years lease
Council tax band E
Current EPC Rating 57
Tenure:

