



# To Let

Meads Court | London | E15

Flat

£1,800 PCM | Unfurnished

1 Reception | 2 Bedroom | 1 Bathroom

- Available in April
- 2-Bedrooms Flat
- Groundfloor
- Ideal for a small Family
- Walking distance to Maryland Station (10 mins)
- Separate fitted kitchen
- Close to the University of East London
- Council Tax Band B – Newham
- Excellent local shops and amenities
- Selective Licence held

FREEDOM TO MOVE



*Hawks*





Don't miss this opportunity to rent a lovely two-bedroom ground floor flat ideally situated in location with excellent transport links and local amenities.

Call now before it is too late!

Two bedroom ground floor flat set within Meads Court located on Carnarvon Road

Separate kitchen

Just a 10-minute walk to Maryland Station – ideal for commuters

Close proximity to the University of East London

Situated in Zones 2/3, offering quick links into Central London

Local shops, cafes, and amenities nearby

Selective Licence

Council Tax Band B - Newham

EPC - Band C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: 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 solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



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