



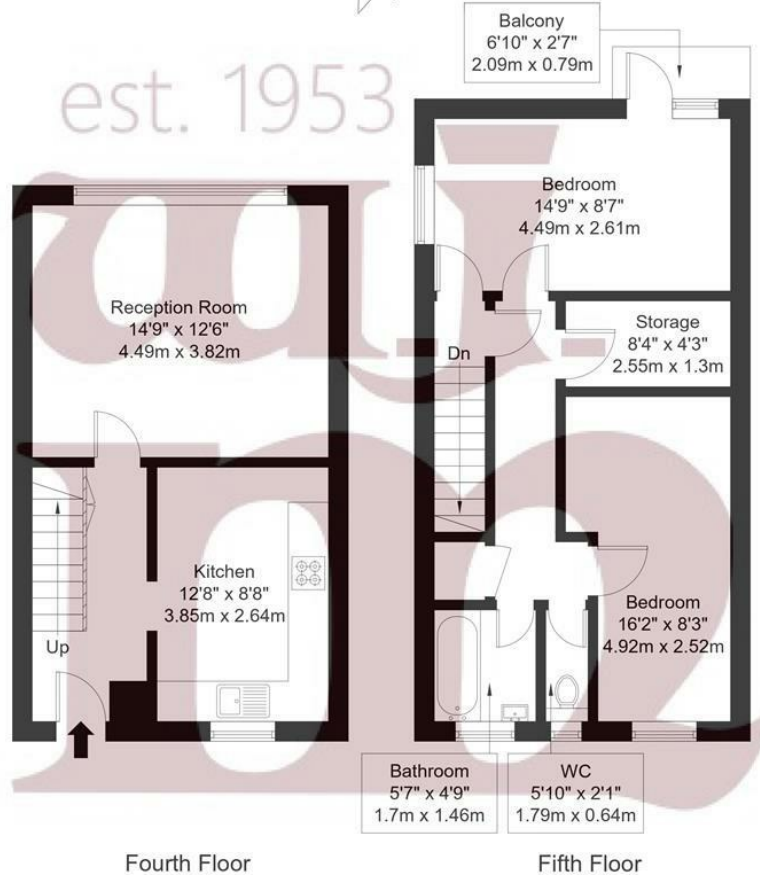
## HOWCROFT HOUSE, E3

£2,000 GUIDE PRICE

- Close to Bow Road Station
- Two Double Bedrooms
- Balcony (accessed from one of the bedrooms)
- Modern Kitchen Diner
- Arranged Over Two Floors
- Fully Furnished Flat

est. 1953  
**wj.  
meade**

# Benworth Street



Approx Gross Internal Area = 76.1 sq m / 819 sq ft  
Balcony = 1.7 sq m / 18 sq ft  
Total = 77.8 sq m / 837 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright @ BleuPlan



W J Meade are pleased to present this two bedroom flat to rent in Benworth Street in the vibrant E3 area. This property is arranged over two floors and is a sizable 819 square feet. As you enter the flat, you are greeted by the modern kitchen-diner and then the spacious reception room. Moving upstairs there are two double bedrooms (one of which has access to the balcony), a large storage cupboard/ walk in wardrobe, family bathroom and separate W/C. Situated in a sought-after location, the property benefits from excellent transport links and a variety of local amenities. 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 C  
Current EPC Rating 75  
Tenure:

