



Woodseer Street
London, E1 5HG

£2,400 PCM

Elms Estates are delighted to be able to offer to the market To Let This TWO Double bedroom House with its own Private rear garden.

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 station. This property is set within the heart of East London.

Internally the property is bright and spacious throughout with a good size reception room which has access to the garden, Separate Kitchen, Two double bedrooms and family bathroom.

The property is to move in to Immediately. Early viewing Highly Recommended to Avoid Disappointment.



Reception

15'8" x 11'5" (4.8 x 3.5)



Kitchen

8'6" x 5'6" (2.6 x 1.7)



Material Information

Deposit: £2,769.23

Council Tax Band: D

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.

Bedroom One

11'5" x 8'10" (3.5 x 2.7)



Garden



Bedroom Two

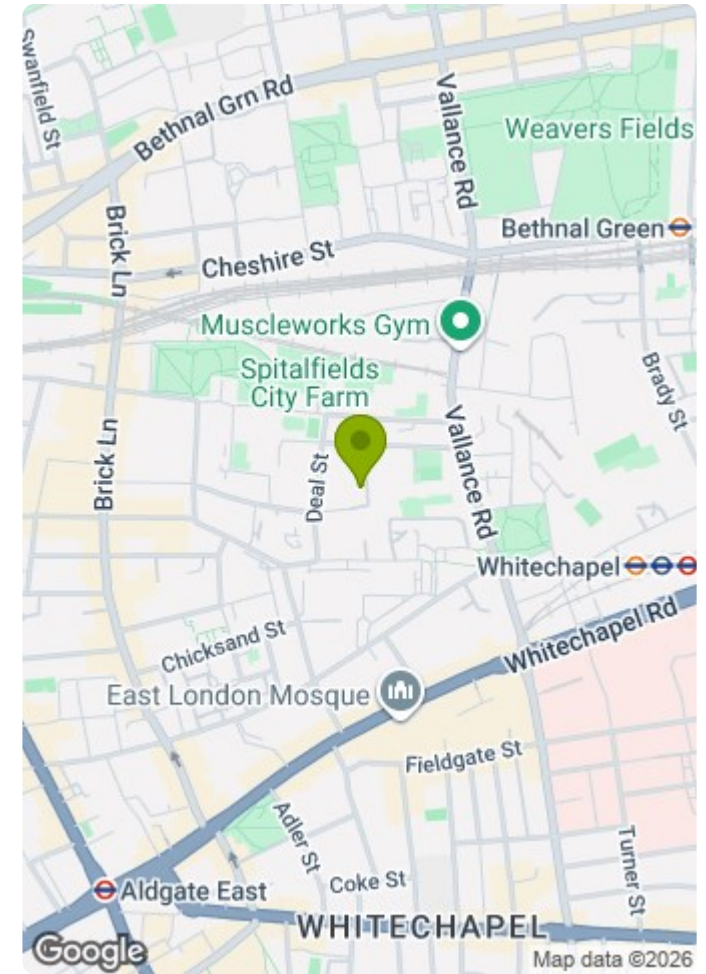
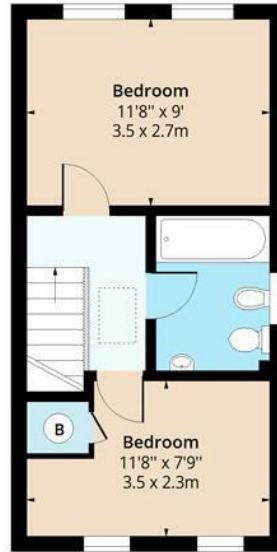
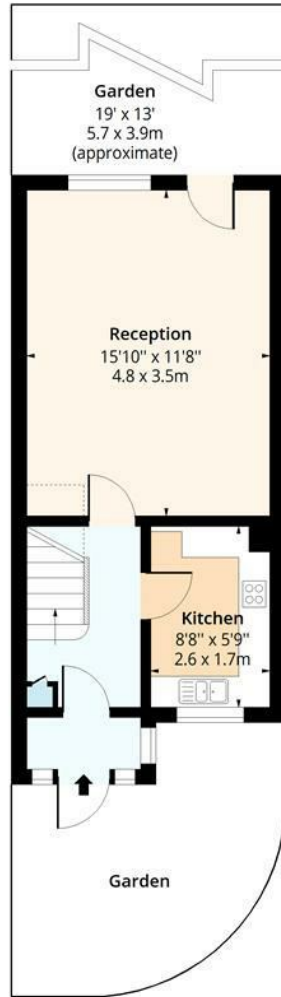
11'5" x 7'6" (3.5 x 2.3)





Woodseer Street, E1

Approx. Gross Internal Area 604 Sq Ft - 56.11 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 8/22/2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		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			
		EU Directive 2002/91/EC	