



Templecombe Road
London, E9 7LR

£3,000 PCM

Elms Estates are delighted to offer to the market To Let this Three bedroom first floor apartment located on a quiet residential street within a short walk of the glorious Victoria Park with its quaint, yet exciting village.

In addition to Victoria Park this location offers excellent access to Regents Canal with both offering beautiful open spaces and miles of scenic walks. The relaxed, cool feel of Victoria Park Farmers Market will make for wonderful lazy Sunday morning strolls while the vibrant Broadway Market is a short walk along the canal and offers an array of shops and dining experiences.

Internally the property has three good size bedrooms, spacious lounge, separate kitchen, bathroom and also benefits of both Double Glazing and Gas Central Heating.

Carbroke House is available from 29 August 2026 and an early internal inspection is highly recommended to avoid disappointment.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



Reception Room

13'5" x 10'9" (4.1 x 3.3)



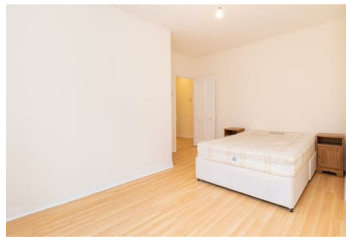
Kitchen

8'2" x 7'6" (2.5 x 2.3)



Bedroom One

14'1" x 9'2" (4.3 x 2.8)



Bedroom Two

13'5" x 7'6" (4.1 x 2.3)



Bedroom Three

9'6" x 9'6" (2.9 x 2.9)



Bathroom



Material Information

Deposit: £3,461.53

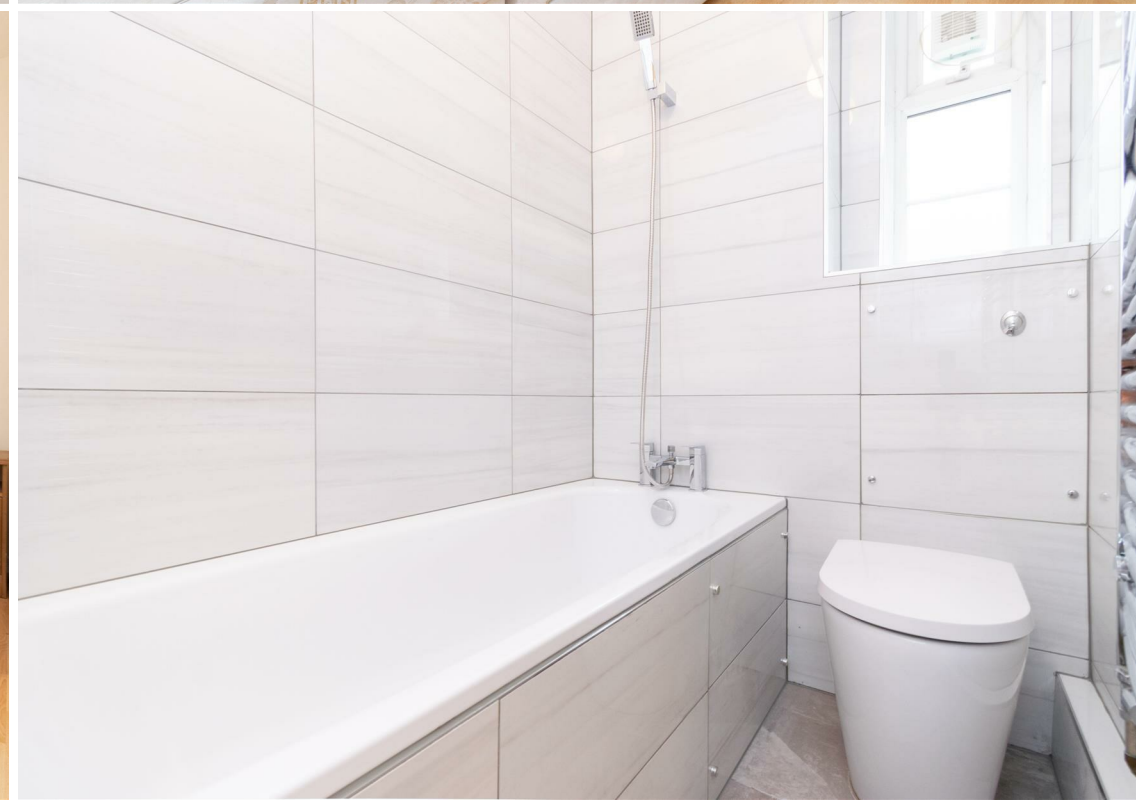
Council Tax Band: B

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.

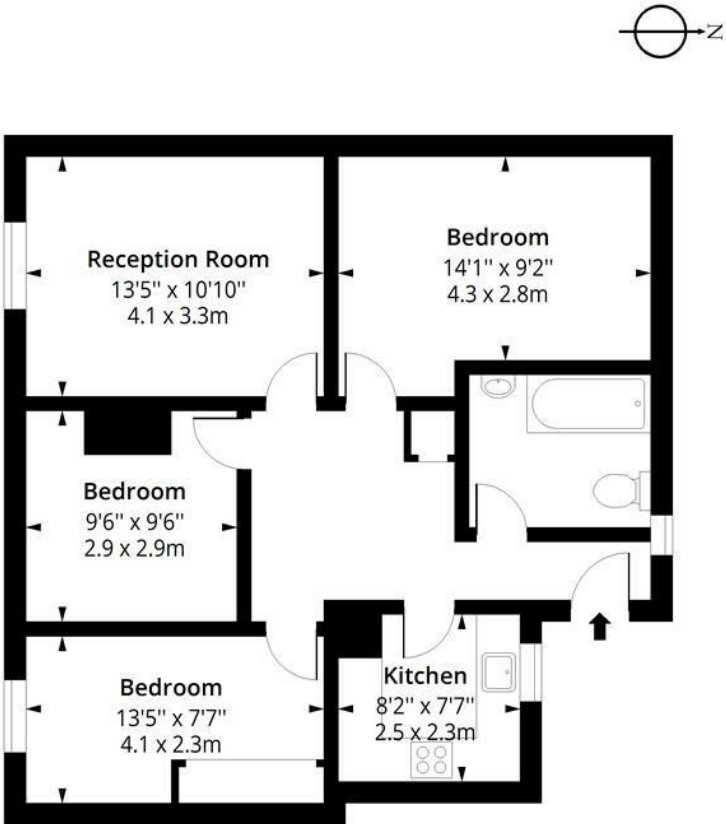
Where the property is managed by Elms Estates (if applicable), appliances, fixtures and fittings provided are checked and are intended to be in reasonable working order at the commencement of the tenancy. However, no guarantee is given as to their continued or uninterrupted operation and faults may occur 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.





Carbroke House,
Approx. Gross Internal Area 761 Sq Ft - 70.70 Sq M



First Floor
Floor Area 761 Sq Ft - 70.70 Sq M

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.
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