



Menotti Street, London, , E2 6HZ £1,800 PCM

Elms Estates are pleased to be able offer to the Rental Market this One Double Bedroom Apartment situated on the First Floor.

Barwell House is located on Menotti Street, within a short walk of either Bethnal Green (Central Line) Tube Station or Bethnal Green London Overground Station. You are also located just next to Weavers Field Recreation Ground offering open spaces and just behind Bethnal Green Road with all possible local amenities.

Internally the property is light and spacious with a good size reception, Separate kitchen both benefiting from plenty of natural light, modern bathroom and Double Glazing throughout.

The property is available to move in to Immediately.

Internal viewing of this property is a must and early viewing is highly recommended in order 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

14'5" x 10'9" (4.4 x 3.3)

Kitchen

6'10" x 5'10" (2.1 x 1.8)

Bedroom

14'5" x 9'6" (4.4 x 2.9)

Bathroom

Material Information

Deposit: £2,076.92

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.



Barwell House, London E2

Approx. Gross Internal Area 425 Sq Ft - 39.48 Sq M



First Floor

Floor Area 425 Sq Ft - 39.48 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
71	78		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC