



## Homerton Road, London, , E9 5FA

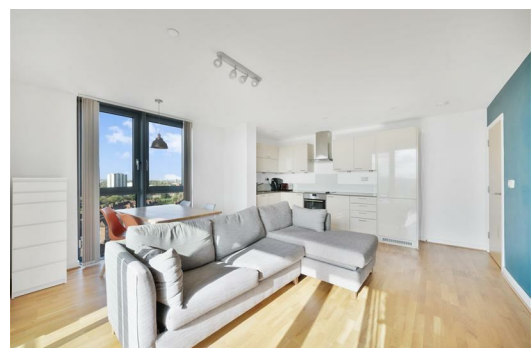
### £2,550 PCM

Elms Estates are pleased to offer a luxurious two bedroom two bathroom apartment, located on the ever-so-popular, riverside development, Matchmakers Wharf, in Homerton.

Sky Apartments is accessed via a secure entry system managed by a 24-hour concierge. Positioned on the thirteenth floor, this flat is comprised of two double bedrooms, one of which has an ensuite, a separate three-piece family bathroom, and an open plan kitchen / reception area which boasts access to a balcony overlooking the incredible London skyline. With a south-facing view, you can guarantee that the property will flood with natural light from the morning, to the evening.

Local amenities are easily accessible. A supermarket located right on your front doorstep is perfect for your general needs while the Leyton Mills Retail Park is only a short walk for your bulky shopping. Transport links are also within walking distance. Its only a 15-minute walk to the closest station, Homerton Overground Station, which gives you access to Stratford, Hackney Downs (interchangeable for Liverpool Street) and Northernly part of London. Local bus routes are also a good option for those looking to travel a bit more East to Leyton / Stratford or North into Islington. Hackney Marshes is only a stroll down to acres of greenery to explore and if you're feeling more adventurous, the Queen Elizabeth Olympic park is across the field for even more space to wander about in.

This property benefits from double glazing throughout, access to a communal roof terrace, on-site gym and 24-hour concierge,. The property is available to move in to from 26 October 2024



**Reception / Kitchen**  
17'8" x 15'5" (5.38m x 4.70m)

**Bedroom One**  
13'9" x 12'1" (4.19m x 3.68m)

**En-Suite**

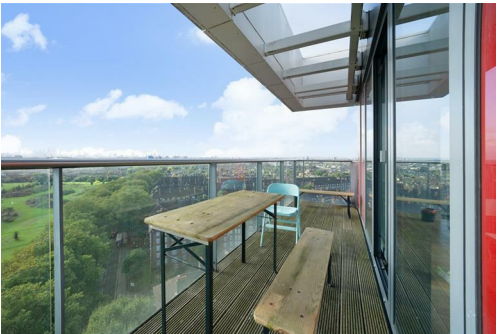
**Bedroom Two**  
14'1" x 10'9" (4.29m x 3.28m)

**Bathroom**

**Balcony**

**Material Information**

Deposit: £2,942.30  
Length Of Tenancy: One Year  
Council Tax Band: D



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	