



## Sunlight Square, London, , E2 6LD

### £2,300 PCM

Elms Estates are delighted to bring to the market this amazing two-bedroom apartment, located on the second floor of a sought-after, secure gated development that boasts the added benefit of an allocated parking space. Perfectly positioned, the property is just a short stroll from Bethnal Green Tube Station (Central Line), making it ideal for city commuters.

Sunlight Square is situated just off Cambridge Heath Road, this exclusive development is surrounded by green spaces, including Weaver's Fields, Bethnal Green Gardens, Museum Gardens, and St Bartholomew Gardens offering a tranquil retreat within the city. The central location ensures excellent transport links, with Bethnal Green Underground and Overground Stations nearby, alongside the Elizabeth Line at Whitechapel, providing swift access across London. For leisure and entertainment, you're just a short walk away from the vibrant Brick Lane, Shoreditch High Street, and a wide array of shops, restaurants, and cafes.

The property offers bright and spacious accommodation throughout, featuring a Juliet balcony to the lounge, with a separate kitchen, two double bedrooms and a good sized bathroom. Additional highlights include double glazing and efficient gas central heating for your comfort year round. Adding to its appeal, the property comes with a sought-after allocated parking space within the secure gated development, along with the convenience of an on-site caretaker.

The property offered unfurnished and is available to move in to Immediately.



**Reception**  
14'1" x 12'6" (4.29m x 3.81m)

**Dining**  
10'6" x 8'10" (3.20m x 2.69m)

**Kitchen**  
8'2" x 6'11" (2.49m x 2.11m)

**Bedroom 1**  
10'10" x 10'2" (3.30m x 3.10m)

**Bedroom 2**  
10'2" x 8'10" (3.1 x 2.7)

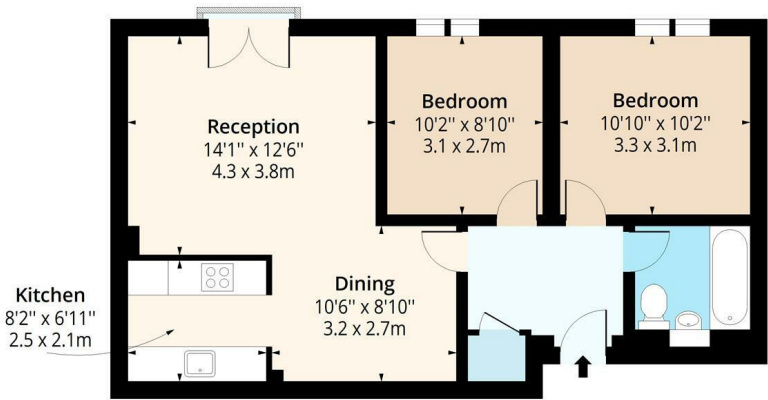
**Bathroom**

**Material Information**

Deposit: £2,653.84  
Length Of Tenancy: One Year  
Council Tax Band: D



**Sunlight Square, E2**  
Approx. Gross Internal Area 672 Sq Ft - 62.43 Sq M



**Second Floor**  
Floor Area 672 Sq Ft - 62.43 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: 22/3/2025

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) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	