



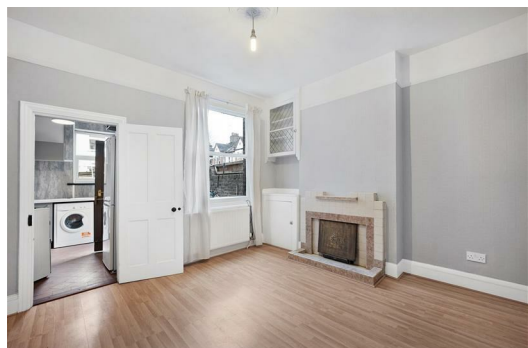
Wrexham Road, London, , E3 2TJ
£2,200 PCM

Elms Estates are delighted to be offering to the market To Let this Spacious Two Double Bedroom End-Terraced Victorian house that has recently undergone redecoration.

Wrexham Road is conveniently located close to Bow Road with multiple Bus Routes into the City, West End and beyond and is within a short walk of both Bow Road (District and Hammersmith & City) Tube Station or Bow Church (DLR) Station. For those that drive there is excellent access to the A12.

Internally the property offers a spacious through lounge and separate kitchen to the ground floor, and family bathroom alongside two double bedrooms to the first floor. The property also benefits from Gas Central Heating and Double Glazing. Available to move in to Immediately.

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



Reception Area
14'1" x 11'2" (4.29m x 3.40m)

Dining Area
11'10" x 11'2" (3.61m x 3.40m)

Kitchen
9'10" x 8'2" (3.0 x 2.5)

Bedroom One
14'9" x 13'9" (4.5 x 4.2)

Bedroom Two
11'2" x 9'2" (3.40m x 2.79m)

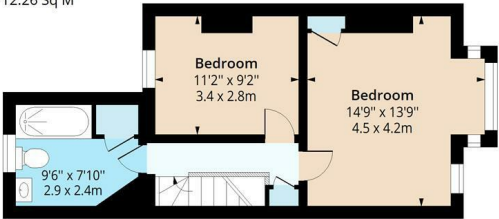
Bathroom
9'6" x 7'10" (2.9 x 2.4)

Garden
23'3" x 16'0" (approx) (7.11m x 4.90m (approx))

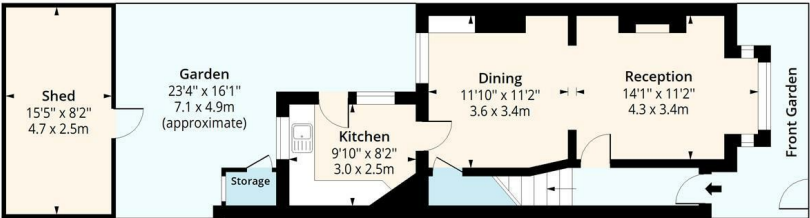
Material Information
Deposit: £2,538.46
Length Of Tenancy: One Year
Council Tax Band: D



Wrexham Road, E3
Approx. Gross Internal Area 873 Sq Ft - 81.10 Sq M
Approx. Gross Shed Area 132 Sq Ft - 12.26 Sq M



First Floor
Floor Area 440 Sq Ft - 40.88 Sq M



Ground Floor
Floor Area 433 Sq Ft - 40.23 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: 20/1/2026

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