



**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

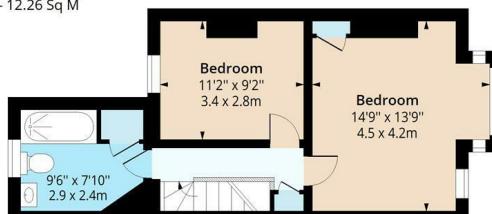
Length Of Tenancy: One Year

Council Tax Band: D



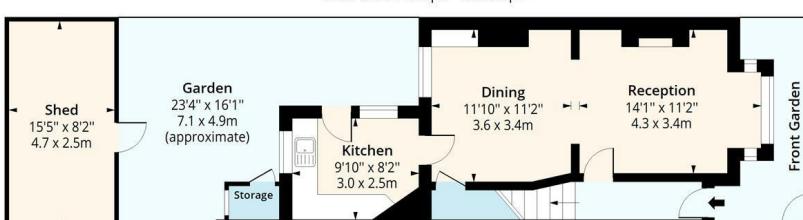
## Wrexham Road, E3

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.

ipaplus.com

Date: 20/1/2026

Energy Efficiency Rating	
	Current   Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-89) B	
(70-79) C	
(65-66) D	
(59-54) E	
(51-50) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current   Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-89) B	
(70-79) C	
(65-66) D	
(59-54) E	
(51-50) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	