



**Bonner Road, London, , E2 9NE**  
**£3,300 PCM**

Elms Estates are delighted to be able to offer to the market For Let this Four Double Bedroom Maisonette situated on the second and third floor.

The property is situated within a couple of minutes walk of the Glorious Victoria Park and the Regents Canal which offer Beautiful Open Spaces and Miles of Scenic Walks. The property is also conveniently close to Cambridge Heath Overground Station and Bethnal Green (Central Line) Underground Station is approximately 10 minutes walk away.

Internally the Property offers spacious living accommodation with a good size lounge and separate kitchen. Four double bedrooms and also a bathroom and separate shower room. The property also benefits from Gas Central Heating and Double Glazing Throughout.

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





**Lounge**  
15'8" x 13'5" (4.80m x 4.10m)

**Kitchen**  
11'6" x 8'2" (3.51m x 2.50m)

**Bedroom 1**  
13'9" x 7'10" (4.20m x 2.40m)

**Bedroom 2**  
12'2" x 8'2" (3.71m x 2.50m)

**Bedroom 3**  
10'6" x 6'7" (3.20m x 2.01m)

**Bedroom 4**  
9'2" x 7'10" (2.80m x 2.40m)

**Bathroom**

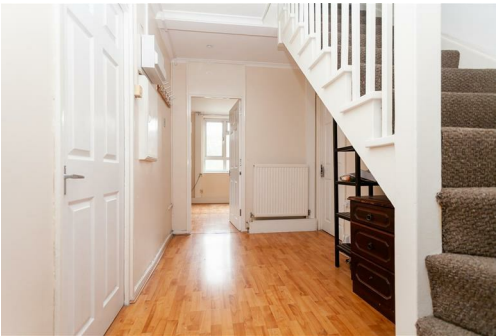
**Hallway**

**Balcony**

**Exterior**

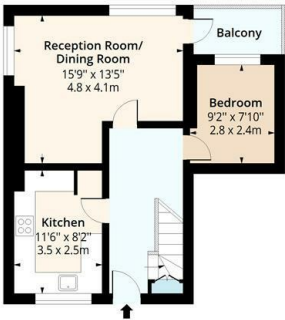
**Material Information**

Deposit: £3,807.69  
Length Of Tenancy: One Year  
Council Tax Band: C

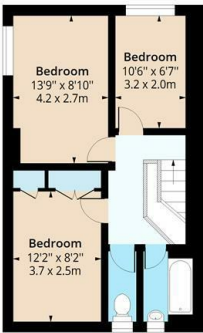


**Sherbrooke House, Bonner Road, E2**

Approx. Gross Internal Area 948 Sq Ft - 88.07 Sq M



**Second Floor**  
Floor Area 487 Sq Ft - 45.24 Sq M



**Third Floor**  
Floor Area 461 Sq Ft - 42.83 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.  
lpaplus.com

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very energy efficient - lower running costs</div> <div>68</div> <div>50</div>		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div></div> <div></div>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	