



Menotti Street, London, , E2 6HZ
£1,700 PCM

Elms Estates are pleased to be able to offer To Let this One Double Bedroom Apartment.

Barwell House is located on Menotti Street, within a short walk of either Bethnal Green (Central Line) Tube Station or Bethnal Green London Overground Station. You are also located just next to Weavers Field Recreation Ground offering open spaces and just behind Bethnal Green Road with all possible local amenities.

Internally the property offers a good sized lounge with a separate kitchen both benefiting from loads of natural light, Double Glazing throughout. Early viewing is highly recommended to avoid disappointment. 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.



Reception

14'4" x 10'4" (4.37 x 3.17)

Kitchen

6'11" x 5'11" (2.11m x 1.80m)

Bedroom

14'4" x 9'7" (4.37m x 2.92m)

Bathroom

Material Information

Deposit: £1,961.53

Length Of Tenancy: One Year

Council Tax Band: B

Marketing Disclaimer

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending tenant must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes.

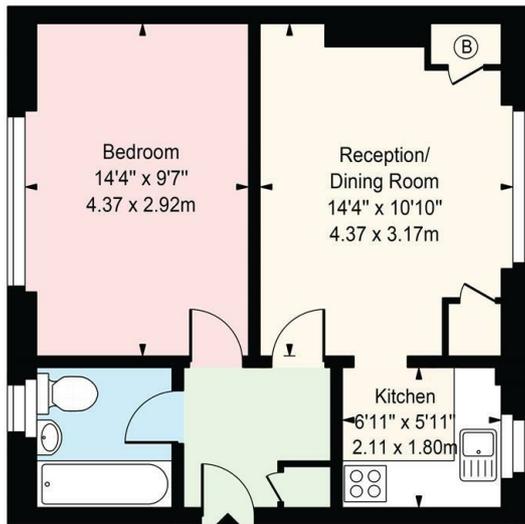
Where the property is managed by Elms Estates (if applicable), appliances, fixtures and fittings provided are checked and are intended to be in reasonable working order at the commencement of the tenancy. However, no guarantee is given as to their continued or uninterrupted operation and faults may occur during the tenancy. Any issues should be reported in accordance with the tenancy agreement to allow for inspection and repair.

Council Tax bands, EPC ratings and permitted payments under the Tenant Fees Act 2019 are provided in good faith and are subject to verification. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.



Barwell House, E2

Approx. Gross Internal Area 420 Sq Ft - 39.02 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>			
<p>(92 plus+) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>			
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>69</p>		<p>77</p>	
<p>England & Wales</p>		<p>England & Wales</p>	
<p>EU Directive 2002/91/EC</p>		<p>EU Directive 2002/91/EC</p>	