



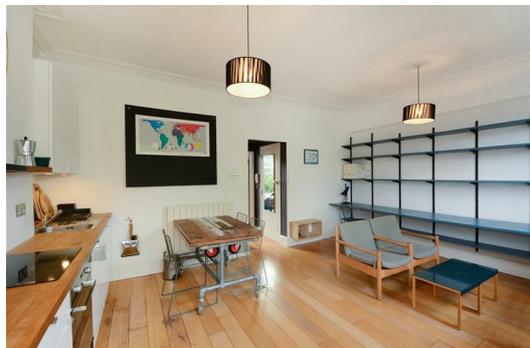
Sandringham Road, London, , E8 2HS £2,000 PCM

Elms Estates are pleased to offer to the market To Let this amazing One Double Bedroom Apartment situated on the first floor of this lovely Victorian building,

The property is situated on a delightful street with numerous Green Spaces such as Hackney Downs Park and London Fields within easy reach. It also has Excellent Transport Links such as Hackney Downs and Hackney Central Stations close by. The property is also close to many superb Local Amenities and an abundance of Shops, Restaurants and Cafes.

Internally the property is presented well with a bright and spacious open plan reception/kitchen with high ceilings and features throughout, Double bedroom with ample storage and a modern shower room. The property is available to move in to from 07 March 2026 onwards.

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



Reception Room/Kitchen

17'0" x 13'5" (5.2 x 4.1)

Bedroom

10'5" x 7'6" (3.2 x 2.3)

Shower Room

Material Information

Deposit: £2,307.69

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.



Sandringham Road, E8

Approx. Gross Internal Area 369 Sq Ft - 34.28 Sq M



First Floor

Floor Area 369 Sq Ft - 34.28 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: 3/11/2022

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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	
71	79		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC