



**Menotti Street, London, , E2 6HZ**  
**£1,550 PCM**

Elms Estates are pleased to be able offer to the Rental Market this One Double Bedroom apartment situated on the First Floor.

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 is light and spacious with a good size reception, Separate kitchen both benefiting from loads of natural light, modern bathroom and Double Glazing throughout. The property is AVAILABLE NOW!

Early viewing is highly recommended to avoid disappointment.



Reception Room  
14'5" x 10'9" (4.4 x 3.3)

Kitchen  
6'10" x 5'10" (2.1 x 1.8)

Bedroom  
14'5" x 9'6" (4.4 x 2.9)

Bathroom

Material Information

Deposit: £1,788.46  
Length Of Tenancy: One Year  
Council Tax Band: B



Barwell House, London E2

Approx. Gross Internal Area 425 Sq Ft - 39.48 Sq M



First Floor

Floor Area 425 Sq Ft - 39.48 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.

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