



**Pownall Road, London, , E8 4PS**  
**£2,550 PCM**

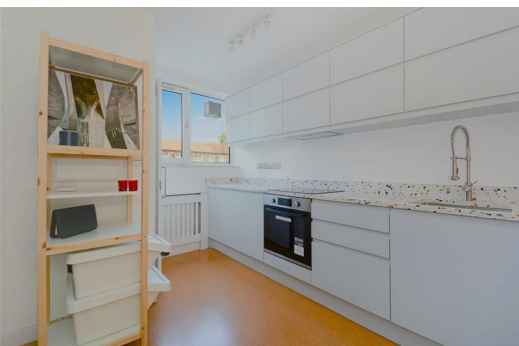
Elms Estates are pleased to offer to the market To Let this Spacious Two Double Bedroom Maisonette with its own rear garden.

The property is situated on Pownall Road with excellent access to the Vibrant Broadway Market that offers an array of shops and dining experiences. You will also be placed between the Beautiful Open Spaces of Haggerston Park and London Fields and with the Regents Canal at the end of the Road, a short Scenic Walk will find you enjoying the Relaxed, Cool Feel of Victoria Park and the weekly Farmers Market makes for a wonderful lazy Sunday morning strolls. This property really is set within the Heart of the East End with easy access to all of the Restaurants, Bars, Shops, Markets, Gyms, Parks, Galleries and Museums this Exciting Area has on offer.

Internally the property is bright and spacious throughout with a large open plan Reception/dining/Kitchen area which leads out to the garden, Two double bedrooms and a modern bathroom.

The property is available from 07 March 2026.

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



## Reception/Dining/Kitchen

30'6" x 11'1" (9.3 x 3.4)

## Bedroom One

12'0" x 11'3" (3.66 x 3.45)

## Bedroom Two

11'1" x 8'10" (3.4 x 2.7)

## Bathroom

## Garden

## Material Information

Deposit: £2,942.30

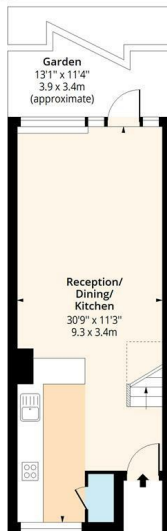
Length Of Tenancy: One Year

Council Tax Band: B



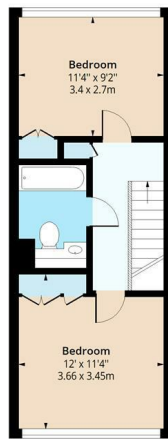
## Orwell Court, E8

Approx. Gross Internal Area 691 Sq Ft - 64.19 Sq M



**Ground Floor**

Floor Area 331 Sq Ft - 30.75 Sq M



**First Floor**

Floor Area 360 Sq Ft - 33.44 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: 18/8/2025

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) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>79</b>	<b>79</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC