



## Fellows Court, London, , E2 8LJ £4,000 PCM

Elms Estates are hugely excited to bring to the market To Let this Four Double Bedroom Split-Level Maisonette situated on the Ground and First Floor with it's own Rear Garden.

Weymouth Terrace is located directly off of Hackney Road with multiple bus routes in to the City, West End and beyond. Hoxton Station (London Overground) is within a couple of minutes walk as well as the Green Space of Haggerston Park. Being located within the Heart of the East End you will enjoy easy access to all of the Restaurants, Bars, Shops, Markets, Gyms, Parks, Galleries and Museums this Exciting Area has on offer.

Internally the property has been recently refurbished throughout with a spacious open plan kitchen/lounge with access to the garden, double bedroom and w/c on the ground floor. On the first floor there are three good sized bedrooms and the main bathroom. The property is available to move in to Immediately.

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



## Kitchen/Lounge

15'1" x 13'1" (4.6 x 4.0)

## Bedroom One

14'9" x 8'10" (4.5 x 2.7)

## Bedroom Two

13'10" x 8'10" (4.23 x 2.7)

## Bedroom Three

10'9" x 6'6" (3.3 x 2.00)

## Bedroom Four

12'9" x 8'2" (3.9 x 2.5)

## Bathroom

## W/C

## Garden

36'1" x 16'4" (approx) (11 x 5 (approx))

## Material Information

Deposit: £4,615.38

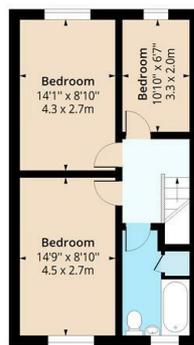
Length Of Tenancy: One Year

Council Tax Band: B



## Fellows Court, E2

Approx. Gross Internal Area 930 Sq Ft - 86.40 Sq M



Measured according to RICS IPMS3. 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.

Date: 16/11/2023

| 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   |           |