



Johnson House, London, , E2 6AN £2,200 PCM

Elms Estates are pleased to offer to the market To LET this spacious two double bedroom flat arranged over two floors.

The Property is located within Walking Distance of Bethnal Green Tube Station this property benefits hugely from the many small Green Spaces around and the Relaxed, Cool Feel of Columbia Road Flower Market will make for wonderful lazy Sunday morning strolls while the vibrant Broadway Market is within easy reach offering an array of shops and dining experiences. 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 offers spacious living accommodation with a good size lounge with access to the balcony, separate kitchen, two double bedrooms and a bathroom with separate w/c. The property also benefits from Gas Central Heating and Double Glazing Throughout - Available NOW

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
19'4" x 11'5" (5.9 x 3.5)

Kitchen
11'5" x 5'6" (3.5 x 1.7)

Bedroom One
11'5" x 9'10" (3.5 x 3.0)

Bedroom Two
11'5" x 9'10" (3.5 x 3.0)

Bathroom

Balcony

View

Material Information

Deposit: £2,538.46
Length Of Tenancy: One Year
Council Tax Band: B

Marketing Disclaimer

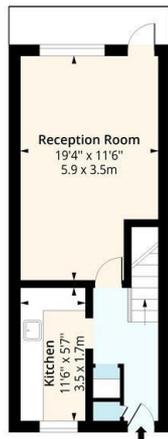
These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending tenant must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance 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.

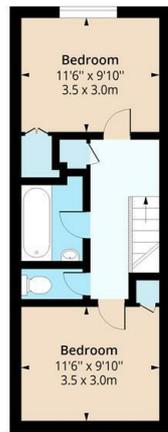
Council Tax bands, EPC ratings and permitted payments under the Tenant Fees Act 2019 are provided in good faith and are subject to verification. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.



Johnson House, E1
Approx. Gross Internal Area 909 Sq Ft - 84.45 Sq M



Ground Floor
Floor Area 372 Sq Ft - 34.56 Sq M



First Floor
Floor Area 417 Sq Ft - 38.74 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. lpaplus.com

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	
EU Directive 2002/91/EC	68	EU Directive 2002/91/EC	77
England & Wales		England & Wales	