



**Fern Street, London, , E3 3PR**  
**£2,650 PCM**

Elms Estates are delighted to offer to the market To Let this Three bedroom Maisonette split over the ground and first floor with its own garden.

The property is located with the convenience of local shops nearby and you are within a short walk of either Tube Stations or the DLR with bus routes servicing these also.

Internally the property has a spacious reception room, Separate kitchen, Three bedrooms, family bathroom and own rear garden. The property is modern throughout and benefits from gas central heating and double glazing.

Fern Street is Available Immediately and early internal inspection is highly recommended to avoid disappointment.



**Reception Room**  
15'8" x 13'10" (4.79 x 4.22)

**Kitchen**  
11'5" x 8'5" (3.48 x 2.58)

**Bedroom One**  
15'3" x 8'5" (4.65 x 2.57)

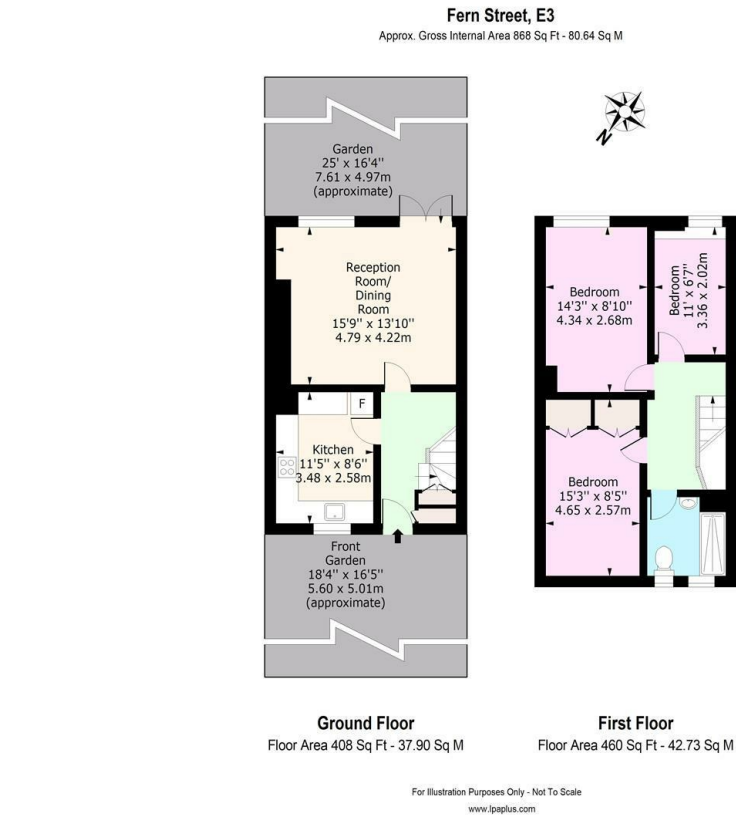
**Bedroom Two**  
14'2" x 8'9" (4.34 x 2.68)

**Bedroom Three**  
11'0" x 6'7" (3.36 x 2.02)

**Bathroom**

**Garden**  
24'11" x 16'3" (7.61 x 4.97)

**Material Information**  
Deposit: £3,057.69  
Length Of Tenancy: One Year  
Council Tax Band: C



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