



St. James's Avenue  
London, E2 9JE

£2,600 PCM

Elms Estates are absolutely delighted to be able to offer to the market To Let this stunning, First Floor Two Double Bedroom Apartment.

Sankey House is situated on St James Avenue and offers excellent access to the Glorious Victoria Park and the Regents Canal that both offer Beautiful Open Spaces and Miles of Scenic Walks. The Relaxed, Cool Feel of Victoria Park Farmers Market will make for wonderful lazy Sunday morning strolls while the vibrant Broadway Market is a short walk along the canal and offers 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.

Transport wise, you are within easy reach of multiple bus routes into the City, West End and beyond and both Bethnal Green Tube and Cambridge Heath Overground Stations are within walking distance.

Internally the property is immaculately presented with tiled floors through the entrance hall, kitchen and into the lounge. The Kitchen is well fitted with ample units in a White Gloss finish. The luxurious Shower Room is also a good size with fully tiled walls and floors.

The property is available to move in to from 08 April 2026 and this property has to be viewed to be fully appreciated. Early viewing Highly Recommended to Avoid Disappointment.



## Reception

14'0" x 11'8" (4.29 x 3.56)



## Kitchen

10'5" x 7'9" (3.20 x 2.37)



## Bedroom One

14'7" x 12'3" (4.47 x 3.74)



## Bedroom Two

11'4" x 10'1" (3.47 x 3.08)



## Shower Room



## Balcony



## Material Information

Deposit: £3,000.00

Length Of Tenancy: One Year

Council Tax Band: C

## 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.

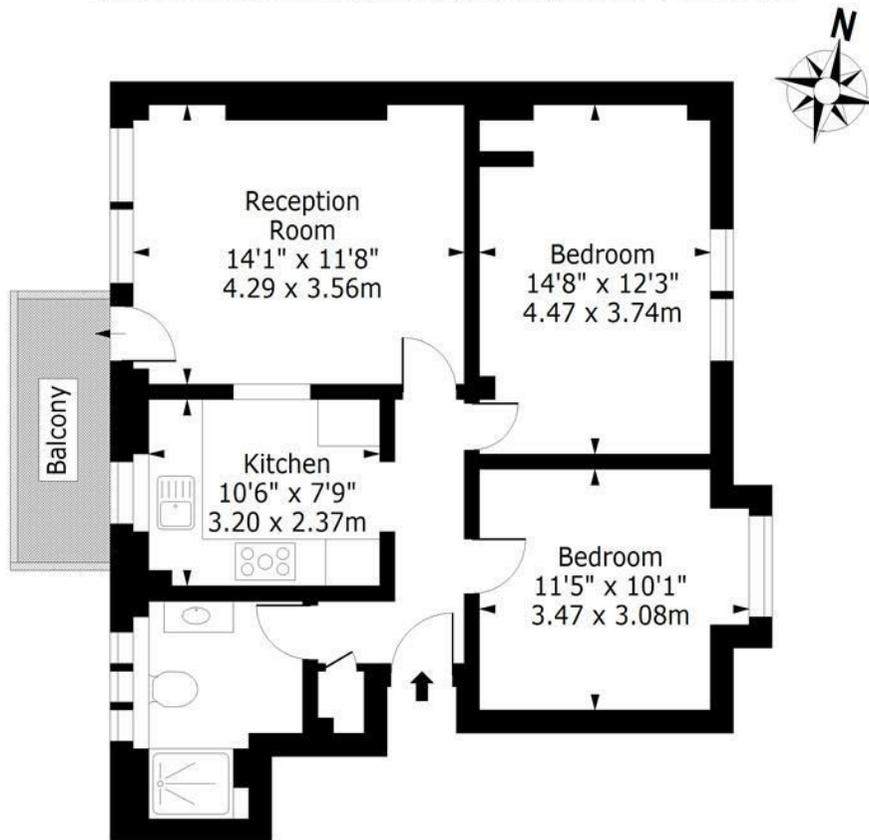
Council Tax bands, EPC ratings and permitted payments under the Tenant Fees Act 2019 are provided in good faith and are subject to verification. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.





## Sankey House, E2

Approx. Gross Internal Area (Including Balcony) 700 Sq Ft - 65.03 Sq M  
 Approx. Gross Internal Area (Excluding Balcony) 656 Sq Ft - 60.94 Sq M



## First Floor

Floor Area 656 Sq Ft - 60.94 Sq M

For Illustration Purposes Only - Not To Scale  
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