



## Old Bethnal Green Road, London, , E2 6QU

**£2,300 PCM**

Elms Estates are absolutely delighted to be able offer to the Rental Market this fabulous Two Double Bedroom apartment positioned on the Top Floor.

Nestor House is situated on Old Bethnal Green Road and offers excellent access to both Bethnal Green Tube Station (Central Line) and Cambridge Heath Overground Station which is only two stops into Liverpool Street. There are also multiple bus routes into the City, West End and beyond. Walking to Liverpool Street is only 35mins.

Additionally the Glorious Victoria Park is within easy reach and offers 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 also a short walk away 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.

Internally the property is very well presented and feels light and spacious throughout. The property Benefits from two double bedrooms, Spacious living space and separate kitchen, fully fitted to maximise storage space.

Nestor House is available to move in to from 31st August 2023 Onwards. An early internal inspection is highly recommended in order to avoid disappointment.

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



## Lounge

14'1" x 11'6" (4.29m x 3.51m)



## Kitchen

8'10" x 6'7" (2.69m x 2.01m)

## Bedroom One

11'6" x 11'2" (3.51m x 3.40m)

## Bedroom Two

11'6" x 8'10" (3.51m x 2.69m)

## Bathroom

## Hallway

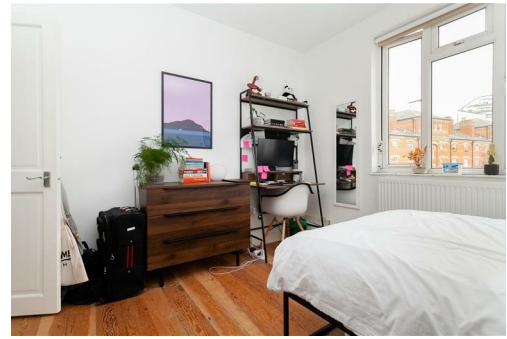
## Exterior

## Material Information

Deposit: £2,653.84

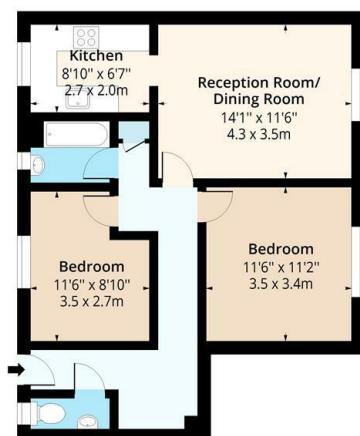
Length Of Tenancy: One Year

Council Tax Band: B



## Nestor House, Old Bethnal Green Road, E2

Approx. Gross Internal Area 648 Sq Ft - 60.20 Sq M



## Third Floor

Floor Area 648 Sq Ft - 60.20 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D	55	58
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	49	53
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	