



Roman Road, London, , E2 0SE £2,000 PCM

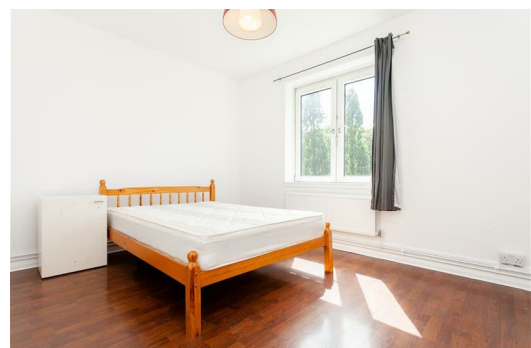
Elms Estates are delighted to bring to the market To Let this Two Double Bedroom Flat situated just a short walk to Bethnal Green Station.

O'Brien House is within easy reach of Bethnal Green (central line) tube station with multiple bus routes in to the City, West End and beyond and additionally the glorious Victoria Park is within a short walk 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 and with Regents Canal also on your doorstep you will find endless new places to explore. 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 presented in good condition with a modern fitted kitchen, Spacious Lounge, Two double bedrooms with laminate flooring throughout and tiled floor in the bathroom.

O'Brien House is available to move in to from 20 January 2023. 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.



Reception Room
15'5" x 13'1" (4.7 x 4.0)

Kitchen
10'9" x 8'2" (3.3 x 2.5)

Bedroom One
12'5" x 10'2" (3.8 x 3.1)

Bedroom Two
12'9" x 8'6" (3.9 x 2.6)

Bathroom

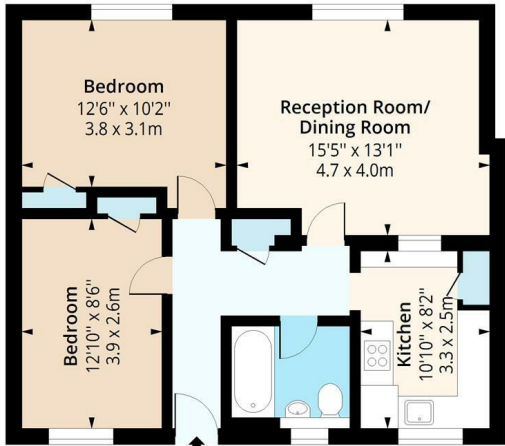
Material Information

Deposit: £2,307.69
Length Of Tenancy: One Year
Council Tax Band: C



O'brien House, Roman Road, E2

Approx. Gross Internal Area 706 Sq Ft - 65.59 Sq M



Third Floor

Floor Area 706 Sq Ft - 65.59 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
76	81	76	84
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	