



**Knottisford Street, London, , E2 0PR**  
**£1,500 PCM**

Elms Estates are absolutely delighted to be able to bring to the market To Let this ONE Double Bedroom apartment with amazing views of the city.

Tuscan House is situated just off Roman Road and offers excellent access to both Bethnal Green Tube Station (Central Line), Stepney Green Station (District 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 Clarendon Victoria Park is within easy reach and offers Beautiful Open Spaces and Miles of





Reception Room  
14'9" x 11'9" (4.5 x 3.6)

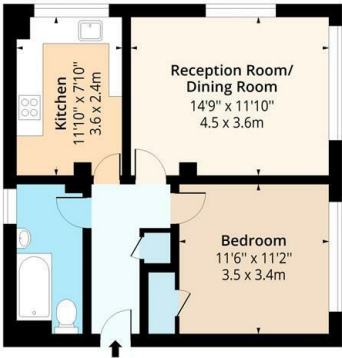
Kitchen  
11'9" x 7'10" (3.6 x 2.4)

Bedroom

Bathroom



Tuscan House, E2  
Approx. Gross Internal Area 550 Sq Ft - 51.10 Sq M



Eighth Floor  
Floor Area 550 Sq Ft - 51.10 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	