



Park Close, London, , E9 7TP  
£1,700 PCM

Elms Estates are absolutely delighted to be able to offer to the market To Let this Two bedroom first floor flat situated just moments away from Victoria Park.

Regency Court is situated just off of Victoria Park Road, within walking distance to Cambridge Heath Station and within a short walk of Victoria Park Village, The Olympic Park and London Fields. Offering 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.

Internally the property has two bedrooms, Good size reception room and separate fitted kitchen and AVAILABLE NOW.

Internal viewing Highly Recommended to Avoid Disappointment.



Reception Room  
16'0" x 11'5" (4.9 x 3.5)

Kitchen  
8'6" x 8'6" (2.6 x 2.6)

Bedroom One  
12'9" x 9'2" (3.9 x 2.8)

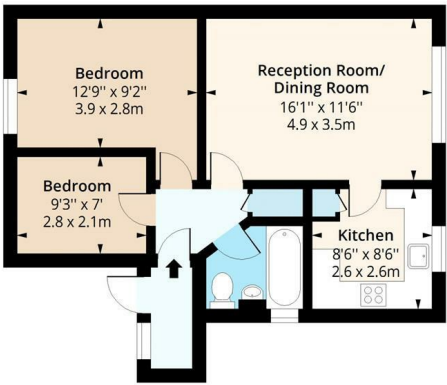
Bedroom Two  
9'2" x 6'10" (2.8 x 2.1)

Bathroom



Regency Court, Park Close, E9

Approx. Gross Internal Area 557 Sq Ft - 51.75 Sq M



Second Floor  
Floor Area 557 Sq Ft - 51.75 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) <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	