



## Hadleigh House, LONDON, E1 4JH

**£2,200 PCM**

Elms Estates are delighted to be offering to the market To Let this amazing Two Double Bedroom Apartment located just a short walk from Bethnal Green station.

Hadleigh House is located just off of Cambridge Heath Road and within a short walk of either Whitechapel (District and Hammersmith & City lines) Tube Station or Bethnal Green (Central Line) Tube Station and having multiple bus routes in to the City, West End and beyond.

In addition to the fantastic transport links, Hadleigh House is situated just up the road from Whitechapel's famous Street Market with easy access to superb local amenities and an abundance of Shops, Restaurants and Cafes while also benefiting from Bethnal Green Gardens being just moments away.

Internally the property is light and spacious with a large reception room that gives access to the balcony, Separate kitchen, Two double bedrooms, bathroom with a separate w/c. The property has been recently refurbished throughout and available to move in to from 31st August 2023 Onwards.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants. Early viewings are recommended to avoid disappointment.



## Reception Room

13'9" x 12'1" (4.2 x 3.7)

## Kitchen

10'9" x 7'10" (3.3 x 2.4)

## Bedroom One

12'9" x 9'10" (3.9 x 3.0)

## Bedroom Two

12'5" x 8'10" (3.8 x 2.7)

## Bathroom

## W/C

## Balcony

## Material Information

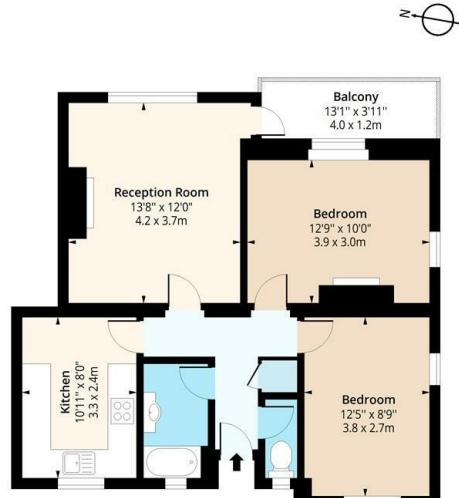
Deposit: £2538.46

Length Of Tenancy: One Year

Council Tax Band: C



**Hadleigh House, E1**  
Approx. Gross Internal Area 662 Sq Ft - 61.50 Sq M



**Second Floor**  
Floor Area 662 Sq Ft - 61.50 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.  
ipaplus.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-81)	B		
(69-80)	C		
(55-68)	D		
(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		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	