



## 463 Bethnal Green Road, London, , E2 9QY

### £1,650 PCM

Elms Estates are hugely excited to be bring to the market To Let this beautiful Studio Apartment located within the ever popular and well maintained City View House with its impressive Art Deco Reception Lobby. The apartment offers a contemporary modern feel with its white washed wooden floors and New York Loft Styling.

The property also boasts a good sized fitted kitchen with integrated appliances and a stylish shower room. The irregularity of the apartments shape gives a feeling of space and natural division of different areas.

City View House is located directly on Bethnal Green Road and is only a few hundred meters from Bethnal Green (Central Line) Tube Station and Bethnal Green (London Overground) Train Station is within a couple of minutes walk. This apartment is located towards the rear of the building meaning you are away from the direct noise of the High Street while retaining the convenience. Being located within the Heart of the East End you will enjoy easy access to all of the Restaurants, Bars, Shops, Markets, Gyms, Parks, Galleries and Museums this Exciting Area has on offer.

City View House is Available from the 06 September 2024 Onwards and early viewing 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.



**Studio Room**  
29'3" x 8'5" (8.92 x 2.59)

**Kitchen**  
18'8" x 6'11" (5.71 x 2.13)

**Shower Room**

**Material Information**  
Deposit: £1,903.84  
Length Of Tenancy: One Year  
Council Tax Band: C



**City View House**  
**Ground Floor**

Approx. 50.6 sq. meters (544.7 sq. feet)



Total area: approx. 50.6 sq. meters (544.7 sq. feet)  
For illustration purposes only - not to scale  
[www.lpaplus.com](http://www.lpaplus.com)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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	