



## Great Eastern Street, London, , EC2A 3EJ £3,800 PCM

Elms Estates are delighted to be able to offer to the market to let this Three Bedroom Apartment situated just a short walk to Liverpool Street Station.

Nestled in the vibrant heart of London on Great Eastern Street, this charming flat offers a perfect blend of comfort and convenience. One of the standout features of this flat is its proximity to excellent transport links. With both Liverpool Street and Old Street stations just a short walk away, commuting around London is a breeze. Additionally, the area boasts a wealth of local amenities, ensuring that everything you need is right at your doorstep, from shops and cafes to parks and entertainment options.

Internally the property is bright and spacious throughout with a reception room, separate kitchen, three good sized bedrooms, contemporary bathroom with additional W/c and a private terrace.

Great Eastern Street is available from 4 March 2026 onwards and early viewing is Highly recommended 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**  
12'5" x 5'10" (3.8 x 1.8)

**Kitchen**  
10'2" x 8'10" (3.1 x 2.7)

**Bedroom One**  
12'5" x 10'5" (3.8 x 3.2)

**Bedroom Two**  
13'1" x 11'5" (4.0 x 3.5)

**Bedroom Three**  
12'1" x 7'6" (3.7 x 2.3)

**Bathroom**  
6'6" x 6'6" (2.0 x 2.0)

**W/c**  
9'10" x 3'3" (3.0 x 1.0)

**Terrace**

**Material Information**

Deposit: £4,384.61  
Length Of Tenancy: One Year  
Council Tax Band: C

**Marketing Disclaimer**

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Any intending tenant must rely on their own inspection and enquiries. All measurements, areas and distances are approximate and are for guidance purposes only. Photographs and floor plans are for illustrative purposes only and some images may have been digitally enhanced for marketing purposes.

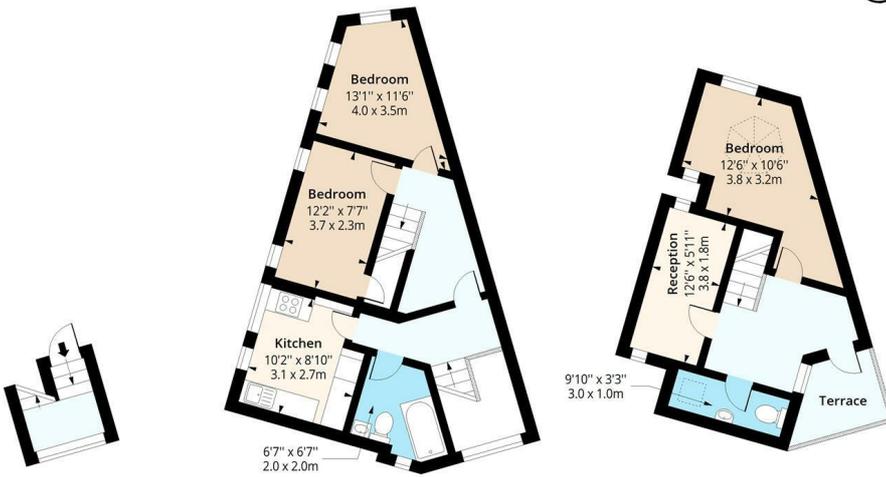
Where the property is managed by Elms Estates (if applicable), appliances, fixtures and fittings provided are checked and are intended to be in reasonable working order at the commencement of the tenancy. However, no guarantee is given as to their continued or uninterrupted operation and faults may occur during the tenancy. Any issues should be reported in accordance with the tenancy agreement to allow for inspection and repair.

Council Tax bands, EPC ratings and permitted payments under the Tenant Fees Act 2019 are provided in good faith and are subject to verification. No person in the employment of Elms Estates has authority to make or give any representation or warranty in relation to this property.



**Great Eastern Street EC2A**

Approx. Gross Internal Area 922 Sq Ft - 85.65 Sq M  
Approx. Gross Terrace Area 43 Sq Ft - 3.99 Sq M



**Second Floor**

Floor Area 35 Sq Ft - 3.25 Sq M

**Third Floor**

Floor Area 538 Sq Ft - 49.98 Sq M

**Fourth Floor**

Floor Area 349 Sq Ft - 32.42 Sq M



Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

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Date: 19/2/2024

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) 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	71	England & Wales	EU Directive 2002/91/EC	77