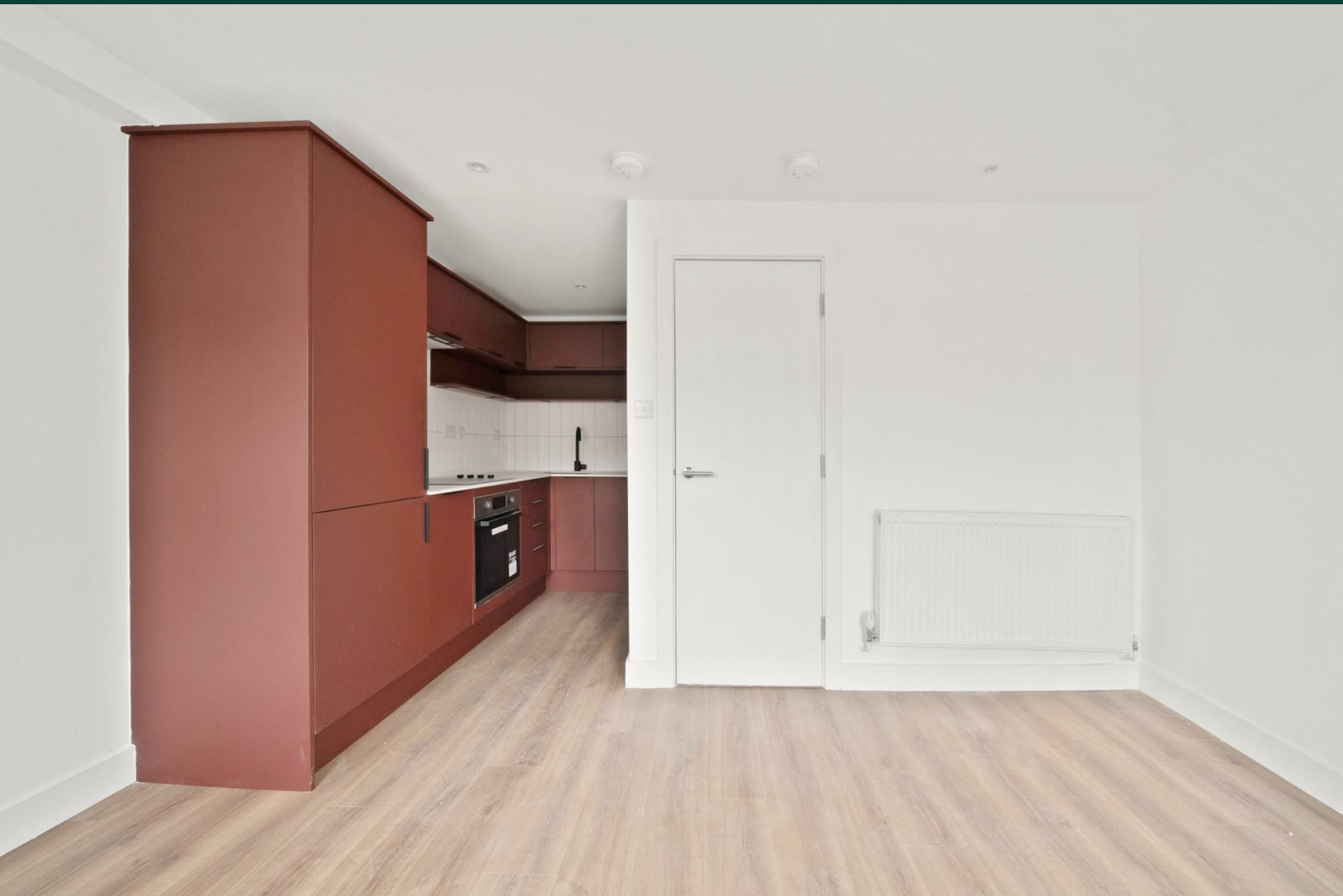




425a Bethnal Green Road, London, , E2 0AN

£2,500 PCM

Elms Estates are delighted to bring to the market To Let this Recently Refurbished Two Bedroom Split Level Apartment located just moments from Bethnal Green Station.

The property is located 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 also a short walk away. 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.

Internally the property has just been recently refitted through out with an open plan kitchen/lounge, bathroom and bedroom to the second floor. To the third floor there is a second bedroom and bathroom as well as a separate office/study. Modern, beautifully presented and finished to a high standard. The property is available to move in to from 13 December 2025 Onwards.

An early internal inspection 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.



Reception/Kitchen
17'1" x 13'1" (5.21m x 3.99m)

Bathroom

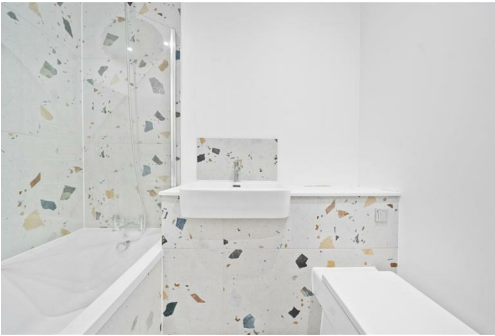
Bedroom One
12'6" x 9'6" (3.81m x 2.90m)

Bedroom Two
13'1" x 9'2" (4.0 x 2.8)

Bathroom

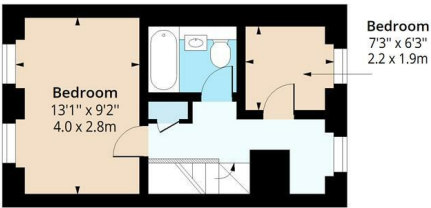
Office/Study
7'3" x 6'3" (2.21m x 1.91m)

Material Information
Deposit: £2,884.61
Length Of Tenancy: One Year
Council Tax Band: C

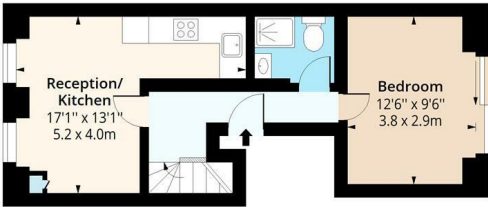


Bethnal Green Road, E2

Approx. Gross Internal Area 701 Sq Ft - 65.12 Sq M



Third Floor
Floor Area 310 Sq Ft - 28.80 Sq M



Second Floor
Floor Area 391 Sq Ft - 36.32 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.

lpaplus.com

Date: 1/10/2024

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	