



Patriot Square, London, , E2 9NU
£3,000 PCM

Elms Estates are pleased to offer to the market this beautiful four bedroom property for rental which becomes available as soon as the 3rd July.

The property has a huge living area and open plan kitchen, the property also benefits from having a good sized balcony.

The property is within walking distance to Bethnal Green underground station and vibrant Victoria park.



Living room

Kitchen

Bathroom

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

External

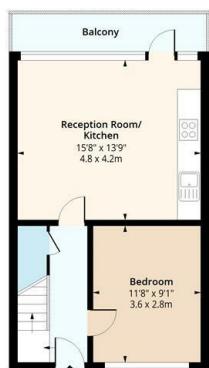
Balcony



James Docherty House, E2

Approx. Gross Internal Area 808 Sq Ft - 75.06 Sq M (Excluding Balcony)

Approx. Gross Internal Area 902 Sq Ft - 83.80 Sq M (Including Balcony)



Second Floor

Floor Area 410 Sq Ft - 38.09 Sq M



Third Floor

Floor Area 398 Sq Ft - 36.97 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 | | | |
| 73 | | 73 | 80 |

England & Wales EU Directive 2002/91/EC

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
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