



**Joseph Street, London, , E3 4HY**  
**£2,750 PCM**

Elms Estates are pleased to offer to the market To Let this amazing THREE Bedroom Split-Level Maisonette with its own balcony.

Broadhurst House is located just off Bow Common Lane, just a short walk from Mile End Tube Station which makes commuting to the city very convenient and accessible. The property is located with great local shops, cafes, restaurants, amenities as well as Mile End Park moments away.

The property benefits from spacious lounge with access to the balcony, separate kitchen, ample storage, three good sized double bedrooms and a bathroom with separate W/C. The property is available to move in to from 28 February 2026 Onwards.

Internal viewing of this property is a must 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.



## Reception

16'8" x 11'1" (5.1 x 3.4)

## Kitchen

11'1" x 9'10" (3.4 x 3.0)

## Balcony

## Bedroom One

15'8" x 11'1" (4.8 x 3.4)

## Bedroom Two

13'5" x 11'1" (4.1 x 3.4)

## Bedroom Three

13'5" x 8'6" (4.1 x 2.6)

## Bathroom

## W/C

## Material Information

Deposit: £3,173.07

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.

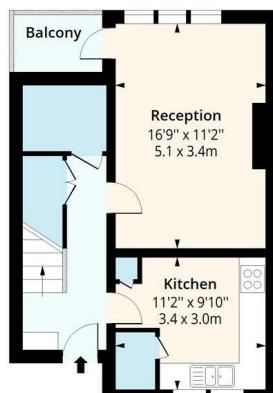
Where the property is managed by Elms Estates (if applicable), appliances, fixtures and fittings provided are checked and are intended to be in reasonable working order at the commencement of the tenancy. However, no guarantee is given as to their continued or uninterrupted operation and faults may occur 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.



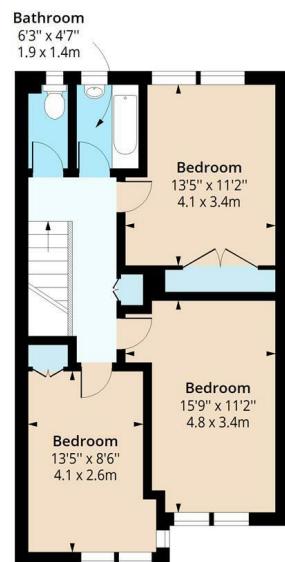
## Broadhurst House, E3

Approx. Gross Internal Area 1051 Sq Ft - 97.64 Sq M



### Second Floor

Floor Area 439 Sq Ft - 40.78 Sq M



### Third Floor

Floor Area 612 Sq Ft - 56.85 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.

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		70	78
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			



Certified  
Property  
Measurer

