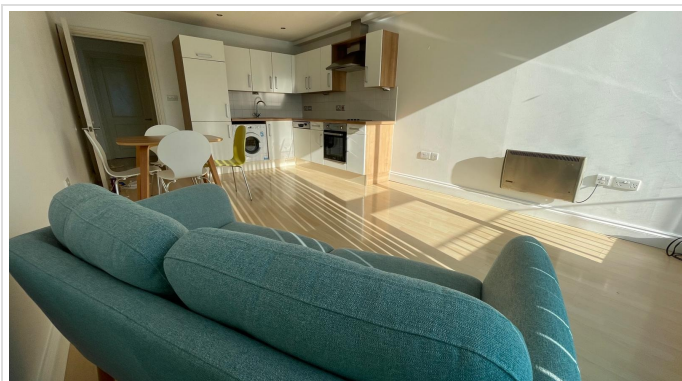
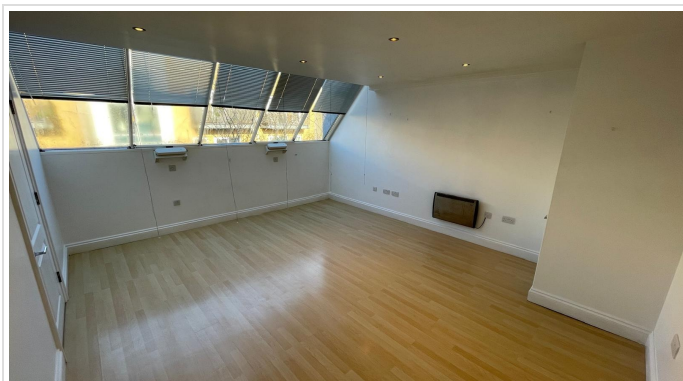


2 Bed Apartment In 10 Ellingfort Road , London, E8 3PA

£3,300 Monthly





SHORT DESCRIPTION

Property Ref: 14977 This exquisite two-bedroom loft conversion is situated within a short walking distance of London Fields and the renowned Lido swimming pool. It is also conveniently located near the bustling Broadway Market, renowned for its diverse culinary offerings, including restaurants, bars, breweries, and cafes. The property is situated on the second floor, accessible via a lift, and boasts ample space and exceptional light levels. Large windows and a south-facing roof terrace provide ample natural light, with access from the living room and master bedroom. The master bedroom, measuring 5.8 metres by 3 metres, features a door onto the private terrace. The second bedroom, which could also serve as a workspace, is 5.1 metres by 4.3 metres and is equipped with a stunning wall of windows and Venetian blinds. The kitchen is well-equipped with a dishwasher, washing machine, fridge freezer, electric hob, and oven. The bathroom is fitted with a power shower, and the water facilities are of high quality. The apartment is located very close to local amenities. Broadway Market, renowned for its famous weekend market, is within a five-minute walk, while Victoria Park is conveniently located within a fifteen-minute walk. Colombia Road Flower Market is also a delightful stroll away through London Fields. The surrounding area offers a plethora of attractive destinations, including the Mare Street Market Bar and restaurant, Netil House bar, and the stunning roof terrace overlooking London. The apartment's proximity to London Fields station, which connects to Liverpool Street, further enhances its accessibility. Tenants will be directly in contact with the private landlord, a reputable and dedicated individual who resides just ten minutes away. The landlord is committed to providing long-term quality homes to tenants and promptly addresses maintenance issues. The landlord anticipates a long-term occupancy in the apartment. Property Type: Apartment Full Renting price: £3300.00 Pricing Options: Guide Price Tenure: 12 Months Council tax band: D EPC rating: C Measurement: 1054.86 sq.ft. Outside Space: Terrace Parking: Permit Heating Type: Gas Central Heating -----

2

Bed Room(s)

1

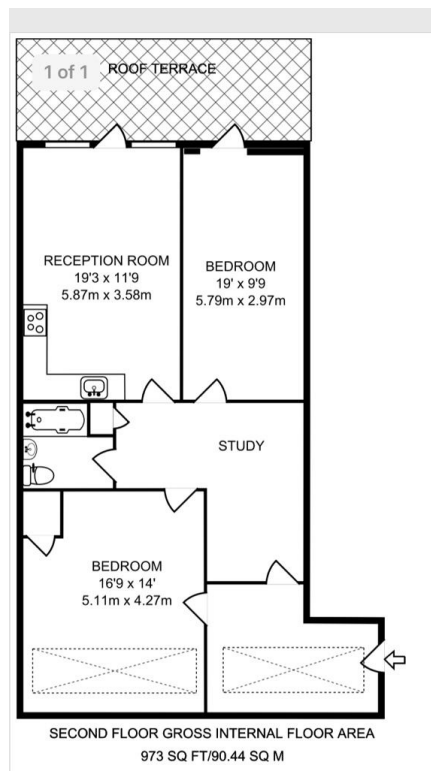
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor flat
Total floor area	98 square metres

Rules on letting this property

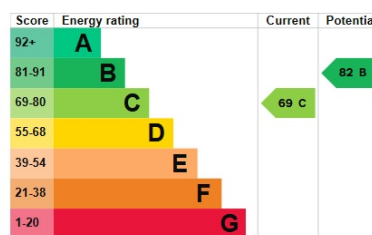
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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