

1 Bed Flat In Ashton House 19 Brent Road, London, E16 1PF

£1,550 Monthly





SHORT DESCRIPTION

Property Ref: 16051 This one bedroom apartment situated on the second floor of this modern development perfectly located on a quiet Brent Road within walking distance to: - 8min to Royal Victoria DLR - 10min to Custom House DLR and Elizabeth Line - 15min to Canning Town Station (Jubilee line & DLR) The accommodation comprises a large open plan living area which combines the reception, kitchen and leads into a winter garden, making this an ideal entertaining space. Additionally, there is a good size double bedroom and family three piece suite bathroom. The apartment benefits from a south facing aspect, high ceilings throughout and plenty of internal storage. Property comes fully furnished and further additions can be arranged. Available to move from early Jan-26 after signing tenancy agreement and paying the deposit. Video Tours and In-Person Viewings Available

RENTAL AND DEPOSITS Deposit £2,000 Monthly £1,550 rent paid in advance. Excludes bills and service charge. Private Landlord (owner) managed property - No administration fees & No agency fees. Comprehensive tenant referencing conducted by a third party is required upon your offer is accepted. Summary & Exclusions: - Rent Amount: £1,550 per month - Deposit: £2,000 - Council Tax Band: B - 520 sq ft or 48.34 sq m - 1 Bedroom - 1 Bathroom - 1 Winter garden - Property comes fully furnished - Available to move from early Jan-26 - Minimum tenancy term is 6 months - Maximum number of tenants is 2 - No Smokers - Not Suitable for Families, Children - Bills not included - Service charge not included - Parking: permit required from Newham Council - No Garden Access - EPC Rating: B Property Type: Flat Full Renting price: £1550.00 Pricing Options: No Status Tenure: 6 months Council tax band: B EPC rating:C Measurement: 520.32sq.ft. Parking: Permit Heating Type: Air Conditioning -----

1

Bed Room(s)

1

Bath Room(s)

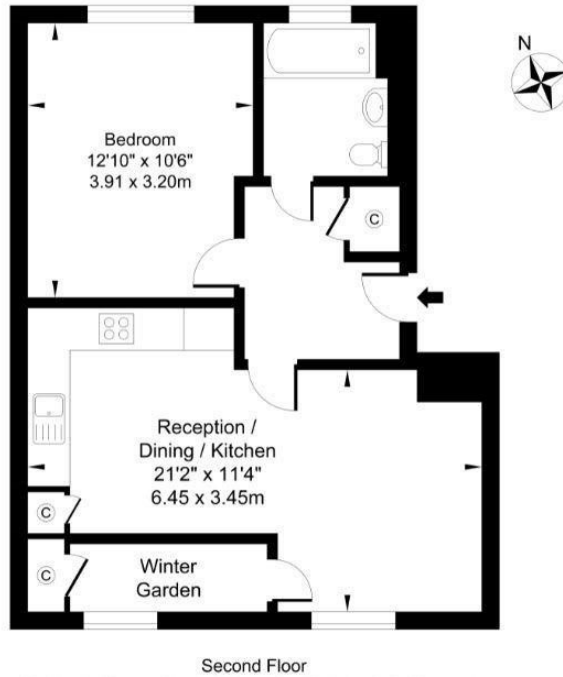
1

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.

Brent Road, London E16
Approx. Gross Internal Area 520.32 Sq Ft - 48.34 Sq M



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.

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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