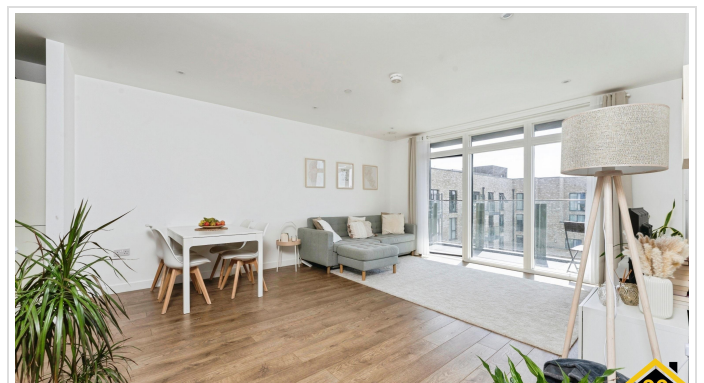




**99Home Ltd.**  
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2 Bed Flat In Lamington Heights, 8 Madeira Street, London, E14 6TR £2,600 Monthly





## SHORT DESCRIPTION

Property Ref: 17090 A beautifully appointed two-bedroom, two-bathroom apartment set within the sought-after Lamington Heights development, offering approximately 807 sq ft of elegant, fully furnished living space. Designed with modern living in mind, the apartment features a bright open-plan reception area and a sleek, fully integrated kitchen. Floor-to-ceiling windows flood the space with natural light and lead onto a generous private balcony, perfect for relaxing or entertaining. Both bedrooms are spacious doubles with excellent storage, including a refined principal suite with en-suite bathroom. A stylish second bathroom serves the remaining accommodation. Residents benefit from premium on-site amenities, including a 24-hour concierge, residents' gym, secure cycle storage, and an impressive communal roof terrace. Ideally located moments from Langdon Park DLR, with Canary Wharf just 9 minutes away and Bank reachable in under 20 minutes. Excellent access to the Jubilee and Elizabeth Lines, alongside a wide range of local amenities, enhances the appeal. An outstanding opportunity to secure a high-specification home in a prime East London location. Viewings by appointment only Property Type: Flat Full Renting price: £2600.00 Pricing Options: Guide Price Tenure: 12 months Council tax band: D EPC rating: B Measurement: 811 sq. ft. Outside Space: Balcony Heating Type: Central -----



**Bed Room(s)**



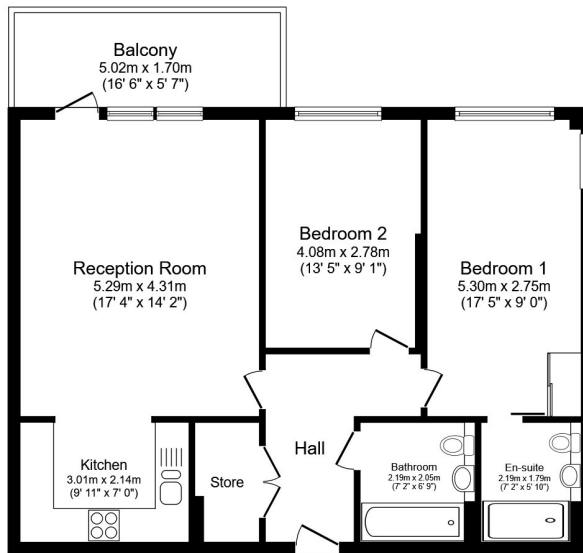
**Bath Room(s)**



**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.



Total floor area 75.4 sq.m. (811 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## 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 | 75 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 B. It has the potential to be B.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 87 B    | 87 B      |
| 69-80 | 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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