



Waterloo Gardens, London, , E2 9HU
£1,750 PCM

Elms Estates are delighted to be able to offer to the market For Let this recently refurbished Two Double Bedroom Flat with its own balcony.

The property is situated within a couple of minutes walk of the Glorious Victoria Park and the Regents Canal which offer Beautiful Open Spaces and Miles of Scenic Walks. The property is also conveniently close to Cambridge Heath Overground Station and Bethnal Green (Central Line) Underground Station is approximately 10 minutes walk away.

Internally the Property offers spacious living accommodation with a good size lounge and separate kitchen. Two double bedrooms and bathroom. The property also benefits from Gas Central Heating and Double Glazing Throughout.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



Reception Room
15'11" x 12'6" (4.85m x 3.81m)

Kitchen
8'3" x 7'8" (2.51m x 2.34m)

Bedroom 1
12'11" x 8'6" (3.94m x 2.59m)

Bedroom 2
10'8" x 10'3" (3.25m x 3.12m)

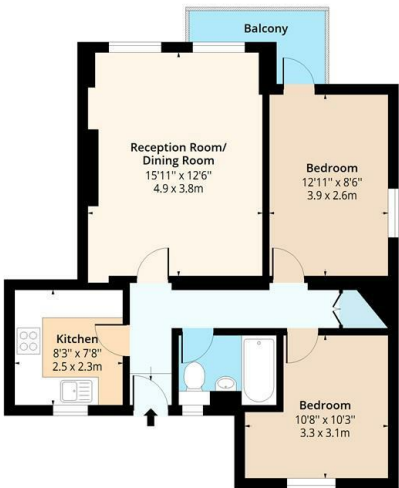
Bathroom

Balcony

External



12 Halkett House, London, E2
Approx. Gross Internal Area 612 Sq Ft - 56.85 Sq M (Excluding Balcony)
Approx. Gross Internal Area 644 Sq Ft - 59.82 Sq M (Including Balcony)



Third Floor
Floor Area 612 Sq Ft - 56.85 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.
lpaplus.com

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	