

**Pritchards Road, London, E2 9BJ**



**£1,450 Per Month**

A beautifully presented, spacious and thoughtfully arranged property. This lovely property comprises reception room, fully fitted kitchen, a spacious bedroom and a three piece bathroom suite.

The property retains many original features with high ceilings and ample storage cupboards.

Benefiting from direct access to a communal garden, and a roof terrace, also within a short walking distance to Bethnal Green Underground (Central Line) Station, Cambridge Heath and Bethnal Green Rail Stations, as well as being ideally placed for access to Bethnal Green High Street with its vast array of shopping amenities and transport links to Shoreditch, Hoxton, Brick Lane, Liverpool Street and the City.

Viewings are highly recommended.







TOTAL APPROX. FLOOR AREA 48.1 SQ.M. (518 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) 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	70
		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			
(81-91) 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	



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