



www.kings-group.net

488 Bethnal Green Road
London E2 0EA
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59 Cudworth Street, London, E1 5QU



£2,800 Per Month

Kings are delighted to bring to the market this stunning three bedroom flat in a popular development in Bethnal Green.

The property consists of 3 large bedroom, open plan kitchen / lounge with room for a dining table, spacious bathroom and fabulous private balcony with breathtaking views across London.

The location is perfect, on a quiet side street of new developments but enjoying all the amenities of Bethnal Green. Columbia Road, Brick Lane and Victoria Park are all a short stroll.

Transport - minutes from Bethnal Green Underground and Overground stations, with links to central London (central line), Liverpool Street and further a field. A ten-minute walk to Whitechapel Station which will soon have the advantage of Crossrail services.

The development was completed in 2022 and consists of just 4 flats. The flat has a private balcony with with amazing views of the city.





GROSS INTERNAL AREA (GIA)
The footprint of the property
71.69 sqm / 771.66 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head heights
66.37 sqm / 714.40 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
4.32 sqm / 46.50 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.27 sqm / 2.91 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 74.21 sqm / 798.79 sqft
IPMS 3C RESIDENTIAL 71.31 sqm / 767.57 sqft

SPIC ID: 62b2fe3c584480e400462db

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	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	