

# Wild & Co.

wildandco.uk



## Elmcroft Street, E5 0SQ

Offering for rent this beautiful 3 double bedroom mid terrace period property. Directly off Rushmore Rd within the Rushmore School and Millfields catchment areas, walking distance to Lower Clapton Rd, Chatsworth Rd & Clapton Station (city links). This light and airy character family home benefits from: 3 double bedrooms, 2 open plan reception rooms, large kitchen/diner, bathroom/WC/shower, g/f WC, stunning south facing rear garden, cellar and many period features to include fireplaces and wood floorboards. Available from 1st September 2025, early viewing required.

**£4,300 Per Month |**

# Elmcroft Street, E5 0SQ



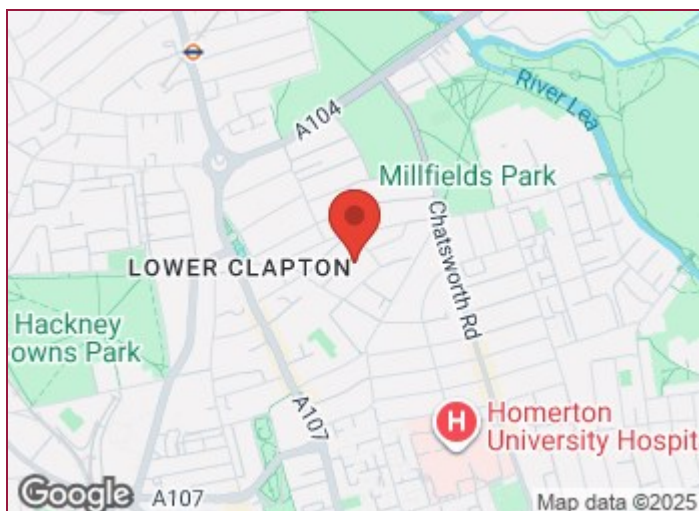
- Mid-terrace period property
  - Family size kitchen/diner
  - Rear south-facing garden
  - Three double bedrooms
  - First floor bathroom/WC/shower & g/f WC
  - Cellar
  - Two open plan receptions
  - Wood floorboards
  - Close to Lower Clapton Road & Chatsworth Road
- Walking distance of Clapton station

Wild & Co. are pleased to offer for sale this: 3 DOUBLE DOUBLE BEDROOM MID-TERRACE PERIOD PROPERTY.

Situated on this residential road, directly off Rushmore Road, within the Rushmore School catchment area and walking distance to Lower Clapton Road, Chatsworth Road and Clapton Station (City Links).

Benefiting from:

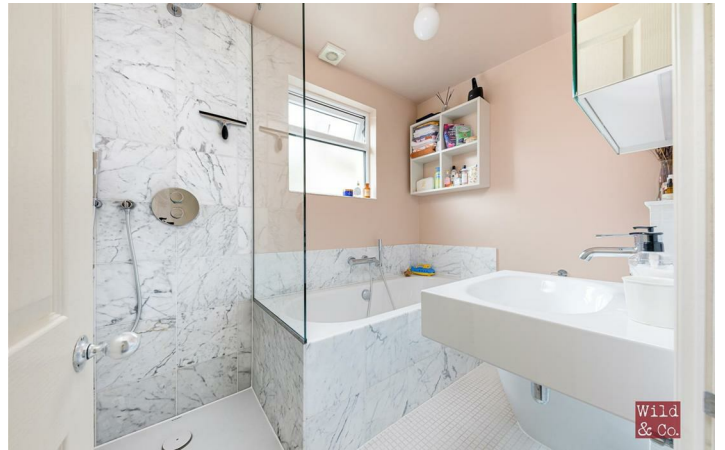
3 double bedrooms  
2 receptions  
Fitted family size kitchen/diner  
Fitted 1st floor bathroom/WC  
Ground floor WC  
Fitted carpets throughout  
Double glazing  
Gas central heating  
Cellar  
South-facing garden  
Cast iron fireplaces



## Directions

Directly off Rushmore Road, moments from Lower Clapton Road (A107).





## Elmcroft Street- E5

Approximate Gross Internal Area 103.0 m<sup>2</sup> ... 1108 ft<sup>2</sup> (excluding cellar, garden)



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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	86
(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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