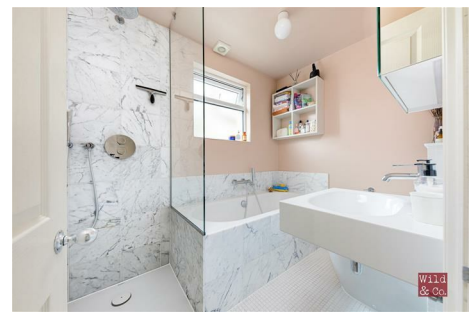


Wild & Co.

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 3rd July 2023, early viewing required.

£3,750 Per Month |

Elmcroft Street, E5 0SQ



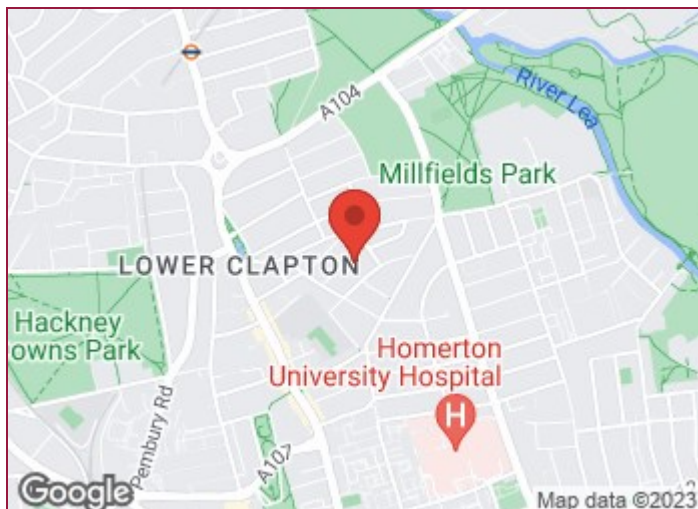
- Mid-terrace period property
- Family size kitchen/diner
- Rear south-facing garden
- Walking distance of Clapton station
- Three double bedrooms
- First floor bathroom/WC/shower & g/f WC
- Cellar
- Two open plan receptions
- Wood floorboards
- Close to Lower Clapton Road & Chatsworth Road

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 m² ... 1108 ft² (excluding cellar, garden)



CELLAR

GROUND FLOOR

FIRST FLOOR



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.
Copyright One Square Space Ltd

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	62
(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 (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.