



PCM

**£1,850 PCM**

**Grove Road**

, E3 5AX



Large 1 bedroom Victorian ground floor apartment, with shared rear garden.

This lower ground floor property features a front bedroom with bay window, open plan reception room leading onto a modern fitted kitchen and contemporary bathroom with shower cubical. There is also access to a rear shared garden.

Transport links include Mile End Underground Station (Central, Hammersmith and City and District Lines), Bow Church (DLR) and Bethnal Green Station (Central Line) which are all within walking distance as well as a number of bus routes giving easy access to the City and Canary Wharf.

Victoria Park Village is just a short walk as well as an array of shops on Roman Road and Mile End Road which are close by.

Unfurnished

Available End of July

5 weeks deposit: £2134

Council tax: Band C

12 month contract: Break clause subject to offer



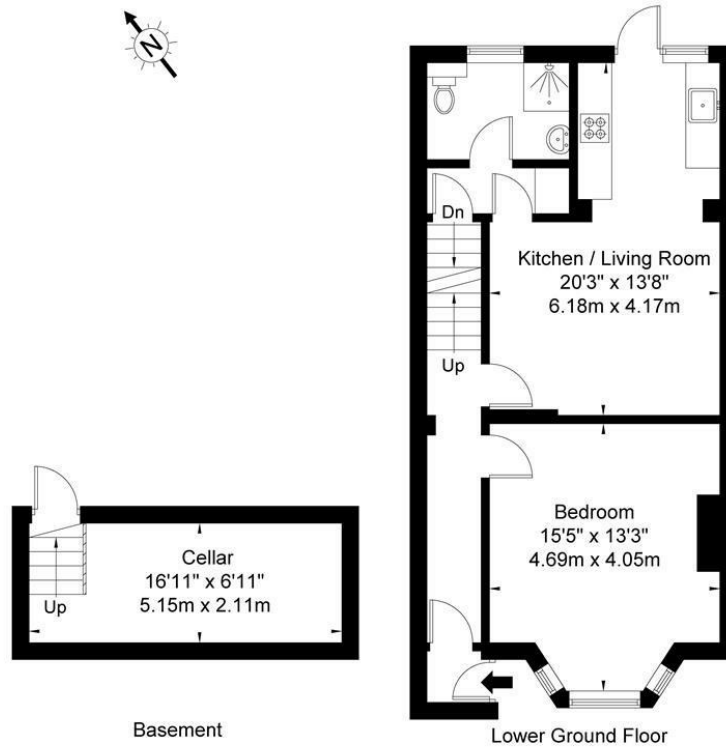






# Grove Road Mile End E3 5AX

Approx Gross Internal Area = 66.6 sq m / 716 sq ft



Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	<b>60</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

## OFFICE ADDRESS

88 Cheshire Street  
London  
E2 6EH

## OFFICE DETAILS

0207 739 6969  
info@peachproperties.com  
www.peachproperties.com