



PCM

**£2,100 PCM**

**Kenninghall Road**

London, E5 8BS

family  
mosaic



Located in a quiet private development, just a short walk from Clapton Overground, is this large two double bedroom apartment.

The property features a naturally bright reception room, separate stylish and modern kitchen, two good sized bedrooms and tiled bathroom suite with shower attachment.

Close to Clapton and Rectory Road Overground stations, with popular bus routes into and out of the City.

Available end of October.

5 weeks deposit: £2423

Council Tax: C

12 month tenancy agreement: Break Clause subject to offer

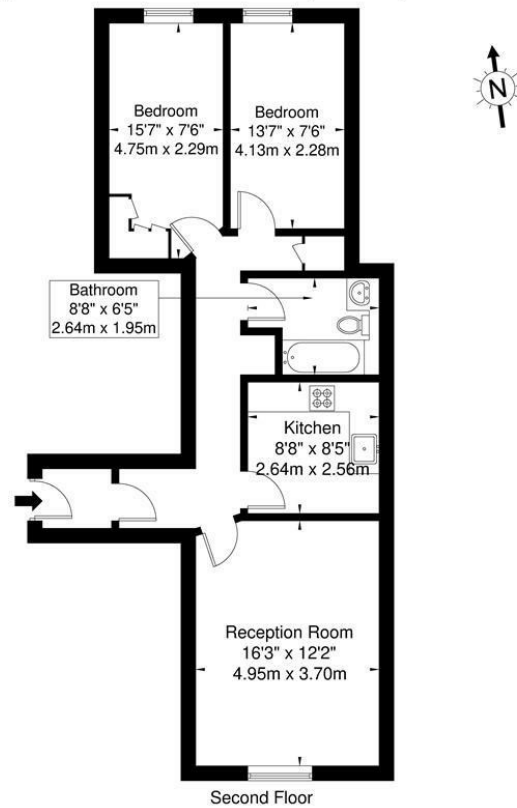






# De Vere Court Kenninghall Road E5 8BS

Approx. Gross Internal Area = 63.9 sq m / 687 sq ft



Ref

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**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>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</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

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## OFFICE DETAILS

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