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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		
	78	80
England & Wales	EU Directive 2002/91/EC	



**Barnardo
 Gardens
 Shadwell
 E1
 £370 Per Week**

Ea2 are pleased to offer for rent this well presented two bedroom apartment with a balcony on the first floor. Conveniently located close to Shadwell, Aldgate East and Tower Hill Stations, only a short walk away from the City and Shoreditch. The apartment comprises of a spacious and bright Reception with a separate fully fitted Kitchen, a large south facing Balcony, two good sized bedrooms and a separate toilet/ bathroom configuration. Perfect for sharers. Secure entry system. Ideally located near Tower Hill, Aldgate and Goodman's Fields with a wide selection of pubs, bars, restaurants and cafes nearby. Only a short walk from the Tube and DLR links and buses right around the corner for an easy access to the City, London Bridge, Canary Wharf & Shoreditch. Available 01/07/2024.

ea2 Ltd have prepared these sales particulars as a general guide only. ea2 have not carried out a detailed survey, nor tested any services, appliances or fittings. Information regarding the length of lease, ground rent and service charge is provided by the seller and believed to be correct. Any purchaser is strongly advised to obtain verification from their legal advisor or surveyor.