



## 5 THE FOUNDRY 8 DEREHAM PLACE LONDON, EC2A 3HJ

£3,000 PCM

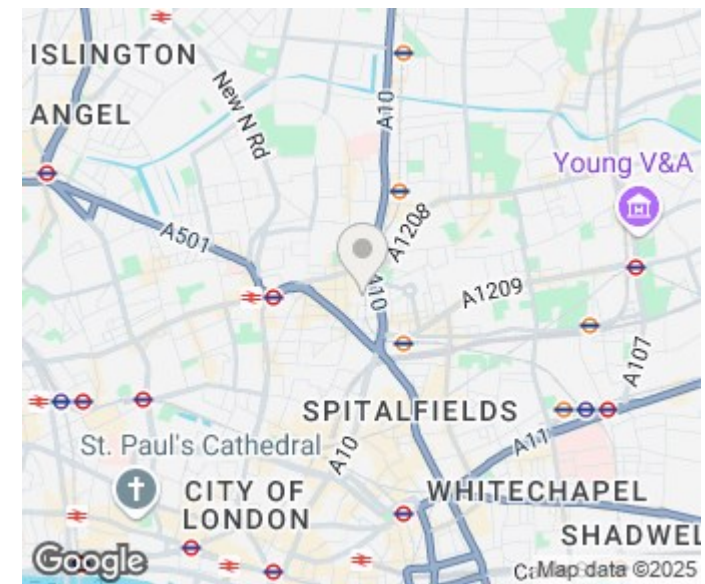
This two double bedroom, two bathroom second floor apartment in the sought after Foundry development. The property boasts two large double bedrooms, one en-suite bathroom and a second beautifully finished three piece bathroom, well designed kitchen with high spec appliances, spacious open plan living area, solid hard wood flooring throughout floor to ceiling windows that allow the apartment to be flooded with natural light.

This apartment also boasts a private balcony runs along the living area and the other lays adjacent to the two bedrooms. The property is situated in one of the most sought after areas in Shoreditch. Dereham Place is conveniently positioned a short walk to Spitalfields or Liverpool Street for great transport links.

Available 1st August on a furnished basis.

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Approximate Gross Internal Area 959 sq ft – 89 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(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	

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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