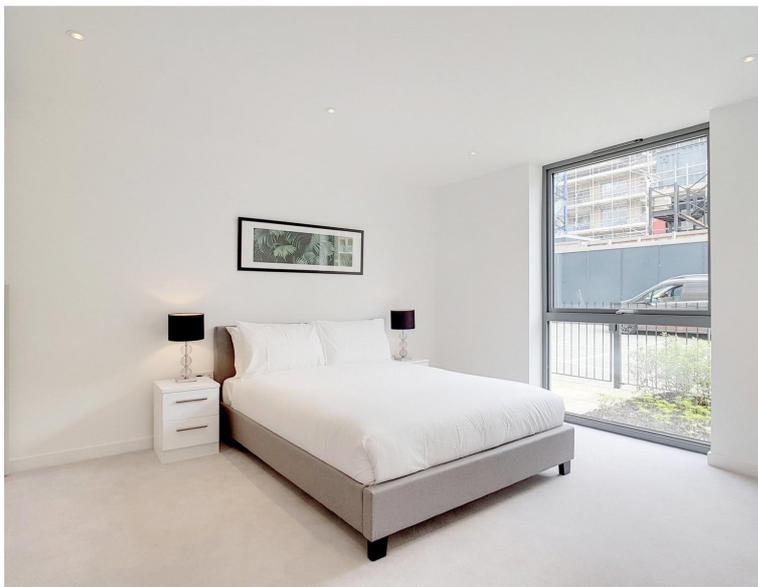




Ann Street, London N1
Price £680 per week - Furnished







Description

Nestled in the heart of Shoreditch, this contemporary ground floor flat offers a perfect sanctuary within one of London's most vibrant creative districts. The property combines modern living with the rare luxury of substantial private outdoor space, creating an exceptional rental opportunity in this highly sought-after location.

The apartment features a bright, open-plan reception area with beautiful wood flooring that flows seamlessly into the spectacular south-west facing terrace. This expansive outdoor space captures afternoon and evening sunlight, creating the perfect setting for al fresco dining, entertaining, or simply unwinding after a busy day in the city.

Inside, the property boasts contemporary finishes throughout, with wooden flooring and a sleek fully fitted kitchen equipped with premium Siemens appliances for effortless modern living. The generous bedroom provides a peaceful retreat complete with fitted wardrobes for ample storage, while the stylish bathroom suite features elegant porcelain finishes.

Shoreditch remains at the forefront of London's cultural renaissance, where converted warehouses and cutting-edge galleries sit alongside artisan coffee shops, world-class restaurants, and buzzing nightlife. Residents enjoy the convenience of local supermarkets, specialist food shops, and the famous Brick Lane and Columbia Road markets just moments away.

Transport connections are exemplary, with Old Street and Liverpool Street stations providing swift access to the City and West End via the Northern, Circle, Hammersmith & City, and Metropolitan lines. Angel station, Zone 1 is 0.7 miles away. The area's excellent bus network and cycling infrastructure make commuting throughout London effortless and flexible.

This furnished flat offers the perfect combination of modern convenience, outdoor luxury, and cultural immersion, making it an ideal choice for professionals seeking flexibility and style in one of London's most exciting neighbourhoods.

Council tax band: D.

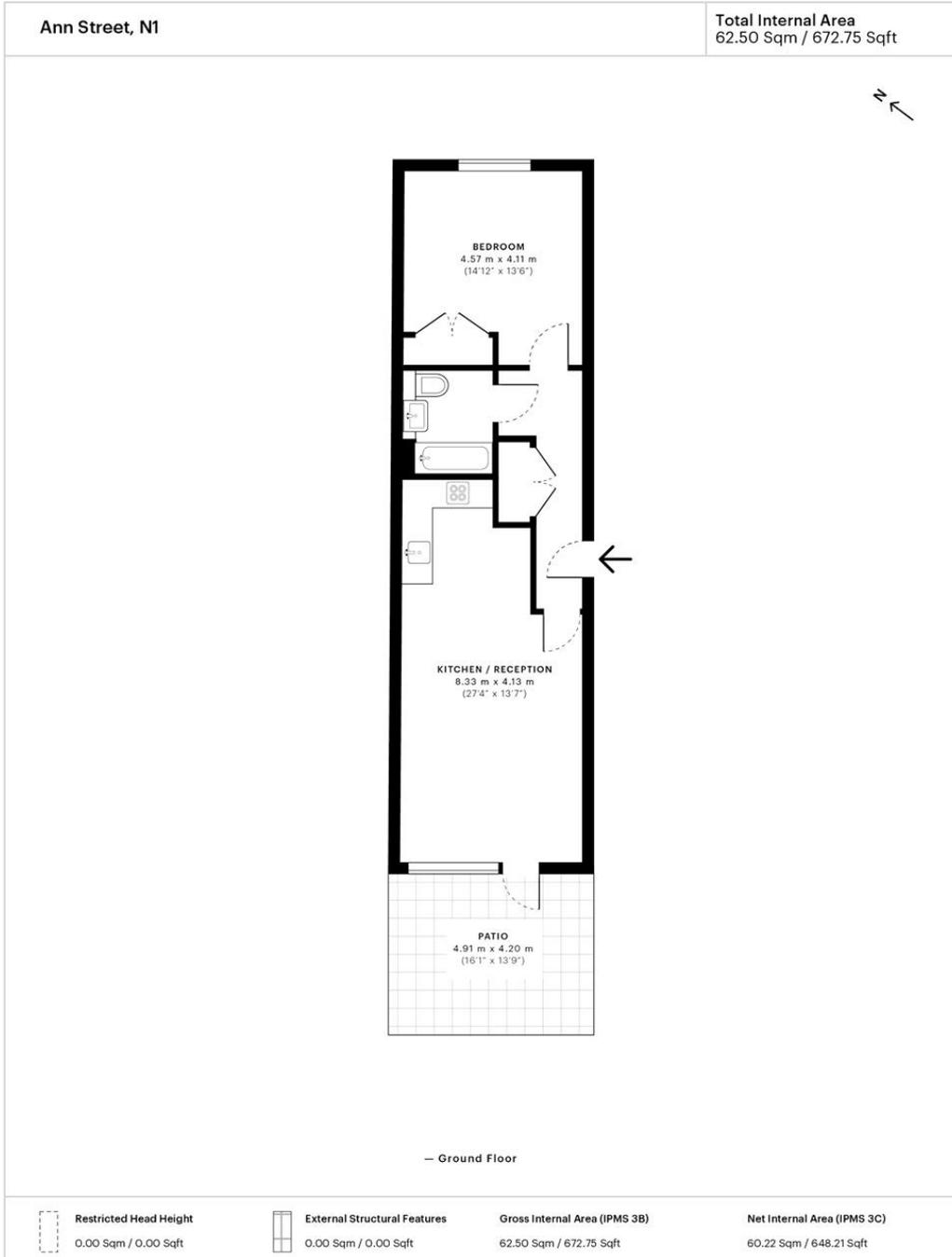
Rent is payable on a monthly basis and you may be required to pay more than a month's rent in advance, depending on your circumstances. You will be required to pay a 1 week holding deposit following a successful offer. Tenancies with annual rents up to £50,000 will require a 5 weeks' security deposit, while those exceeding this threshold will require a 6 weeks' deposit. Utility bills, council tax, telephone line and broadband are not included in the rent.

As well as paying the rent, you may also be required to make some additional permitted payments. If your tenancy does not qualify as an AST, additional fees may apply. Please visit jll.co.uk/fees for details of fees that may be payable when renting a property. To check broadband and mobile phone coverage please visit Ofcom

- 1 Bedroom
- 1 Bathroom
- Ground Floor
- Large Private Terrace
- Open plan reception area
- Wood flooring
- Approx. 672 sq ft (62.4 sq m)
- 0.7 miles from Angel station
- Furnished
- EPC: B

Floorplan

672 sq ft | 62 sq m



This floor plan was captured for JLL City Office on 05/06/2018 using 112,021,659 laser scan points, accurate to +/- 3cm and produced in accordance with the Royal Institute of Chartered Surveyors Property Measurement Standards, incorporating International Property Measurement Standard (IPMS). If you intend to rely on any measurement in a transaction you should perform your own checks.

Restricted Head Height = Limited use area under 1.5m. **External Structural Features** = Balconies, terraces or verandas or similar. **IPMS 3B** = gross internal area measured from the internal faces of external walls, including walls/obstructions and external structural features, excluding stairwell area above/below the ground floor. **IPMS 3C** = net internal area excluding internal walls/obstructions and stairwell area above/below the ground floor. **Total Internal Area** = IPMS 3B gross area + stairwell area above/below the ground floor of 0.



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