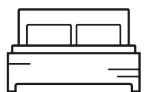




12 Hemlock Street

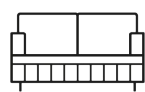
1



1



1



£426 Per week

Apartment - Furnished

Size - 538.00 sq ft

Deposit - £2,130

Let Agreed - 4th March 2024

Council Tax Band - D

12 Hemlock Street, London, E14 0XY

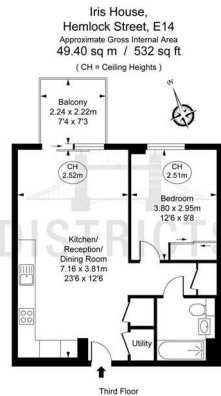
£426 Per week

New one bedroom set within Iris House, Poplar Riverside Development. The property comprises, 538sq.ft of living space, modern open plan kitchen living area, luxury bathroom, great storage, double bedroom with built-in wardrobes, stylish furnishings and a large private balcony.

- Electricity supply – Mains | Water supply – Mains | Sewerage – Mains | Heating – Underfloor heating
- To check broadband and mobile phone coverage please visit Ofcom here <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>
- Holding Deposit £426 (1 weeks rent) | Deposit Payable £2,130.00 (5 weeks rent) | Minimum Term: 12 months | Rent must be paid monthly in advance
- EPC Rating: New Build
- Council Tax Band: D, Tower Hamlets
- Change of contract fee: £50 including VAT
- Lift access | Cladding: EWS1 Certificate available

Furnished | Available 04/03/24

Floorplan



This plan is not a scale drawing. It is for guidance only and should not be used for construction purposes. All measurements and areas are approximate only, and there may be slight variations with the current edition of the RICS Code of Measuring Practice. © Districts Management

Key Information

- 538 sq.ft
- 24 Hour Concierge
- New Property
- Available Now
- One Bedroom
- Third Floor
- Private Balcony
- Concierge

EPC CERTIFICATE

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			
England & Wales	EU Directive 2002/91/EC	84	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Unit 2, Hampton Tower 75 Marsh Wall, Canary Wharf, London, E14 9WS
 T. +44(0)207 139 5062 | E. contact@districtslondon.com