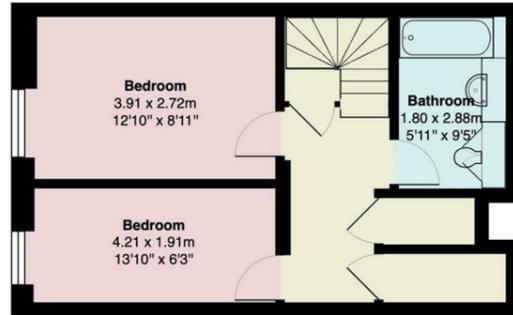


Ground Floor

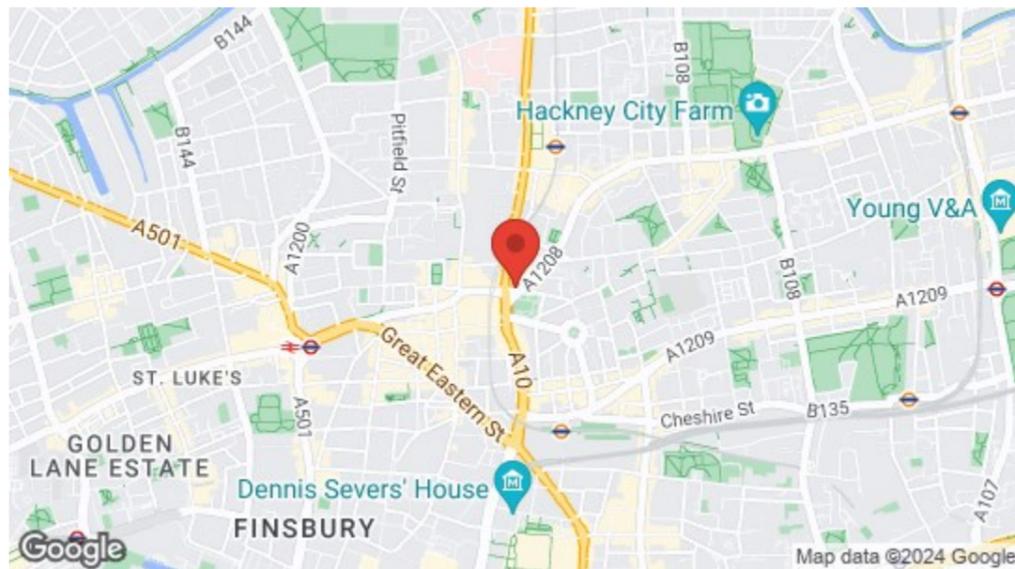


Lower Ground Floor

Total Area: 65.0 m² ... 700 ft²
 All measurements are approximate and for display purposes only



Hackney Road, Hackney
£2,600 Per Calendar Month
2 bed, Apartment - Conversion



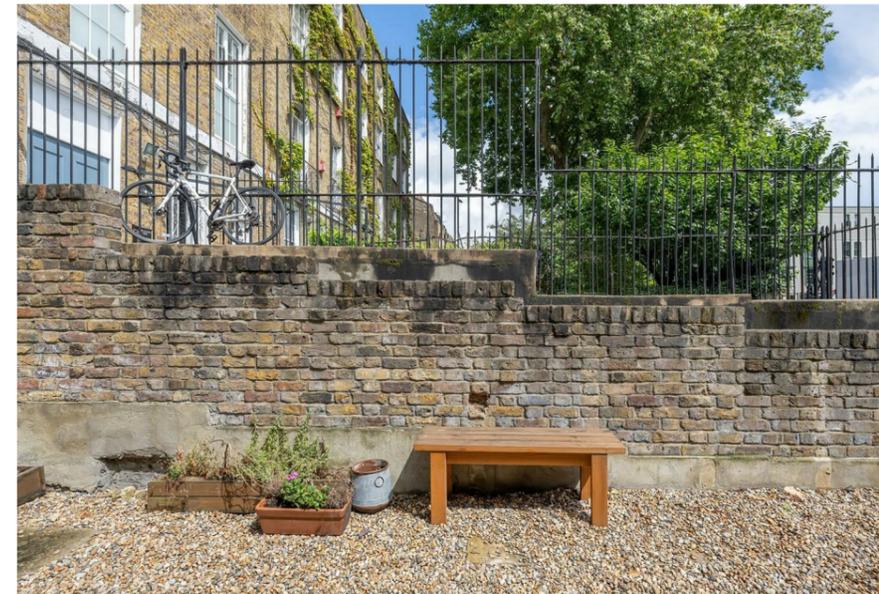
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	76
		EU Directive 2002/91/EC	





Features

- Bright And Characterful Two Bedroom Apartment
- Split Level Georgian Conversion
- High Ceilings
- Close To Haggerston Park
- Bethnal Green Station is Nearby
- Moments From Columbia Road Flower Market
- Council Tax Band D
- EPC Rating C
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400
- Security Deposit: Equivalent to 5 Weeks' Rent of the Agreed Rent



A bright and characterful two bedroom apartment, split over two floors of a grand Georgian townhouse in sought after Shoreditch. Railings and greenery set you back from our bustling thoroughfare of Hackney Road, with all East London to explore.

You're surrounded by greenery and gastropubs in this East London heartland. To take one example, Haggerston Park is two minutes away for morning runs, cafes and sports courts.



WHAT ELSE?

- Bethnal Green tube is just twenty minutes on foot or five by bike, for the speediest of Central line connections to the City and West End.
- Looking for some proper East London charm? Columbia Road Flower Market is less than five minutes from your front door.
- City commuters can make their daily trips on foot. It's just thirty minutes' walk to Liverpool Street itself.





➤➤ IF YOU LIVED HERE...

You'll make your way through that leafy front garden, and up to your elevated ground floor, a charming feature of these substantial period townhouses and great for natural light. Inside you have a shade under 700 square feet of living space across both floors, with your 170 square foot reception room on the left as you enter. In here, as throughout, you have the high ceilings and large windows of the period, all complemented by a simple cream paint job.

Your kitchen completes your first storey, with lots of blonde timber cabinets and matching worktops, a stainless steel oven and charming aquamarine splash back. Upstairs both bedrooms are bright sizeable affairs, of eighty five and 125 square feet respectively, both blessed with that abundance of natural light. Finally your bathroom completes things in style. Sleek, bright and smart with a shower over the tub.

Outside and there's so much right on your doorstep, but whenever you want to venture further afield Hoxton overground is just a third of a mile on foot for a range of direct cross London destinations, from Highbury & Islington to Crystal Palace. The bustling nightlife of Hoxton, Hackney and Shoreditch are all within easy reach. Take a twenty minute stroll and you can't help but stumble across local legends like The Blues Kitchen, Boxpark Shoreditch's many delights or even Old Street itself.

