



Stephen Court, Diss Street, London, E2 7QX

£430 Per Week

A STUDIO APARTMENT FOR RENT WITHIN A SOUGHT AFTER MODERN DEVELOPMENT LOCATED IN THE HEART OF SHOREDITCH E2

WALK TO THE CITY, COLUMBIA ROAD, HOXTON STATION, SHOREDITCH HIGH ST

Living area with luxury fitted kitchen & recess to bedroom area and modern bathroom suite.

Great location at the top of Hackney Road where it meets Shoreditch High Street, with its host of bars and restaurants.

Residents roof garden.

FURNISHED
PROPERTY AVAILABLE FROM 04.10.2024

- Studio apartment
- Luxury bathroom suite
- Walk into the City
- Shoreditch E2
- Furnished
- Walk to shops, bars & restaurants
- Luxury fitted kitchen
- Walk to various tube stations
- Available from 04.10.2024

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RECEPTION ROOM



RECEPTION ROOM



KITCHEN



STEPHEN COURT



BEDROOM



BEDROOM

Stephen Court, Diss Street, London, E2 7QX



BEDROOM



RECEPTION ROOM



BATHROOM



RECEPTION ROOM



STEPHEN COURT



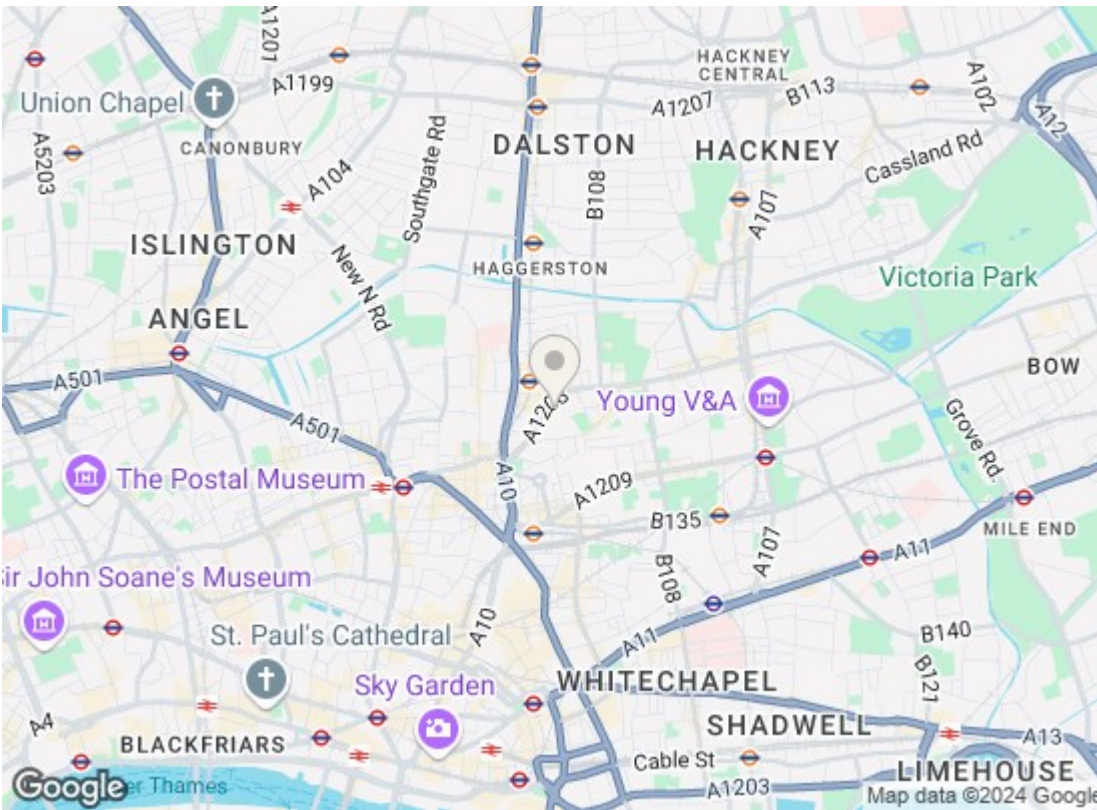
— Ground Floor

GROSS INTERNAL MEASUREMENTS The footprint of the property 34.08 sqm / 366.83 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes minimum measured head height 32.90 sqm / 354.13 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.00 sqm / 0.00 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL: 34.08 sqm / 366.83 sqft
IPMS 2C RESIDENTIAL: 33.08 sqm / 356.07 sqft
RICS ID: 608180dd0e5560d0e0ff11



Energy Efficiency Rating

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

Environmental Impact (CO₂) 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

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.