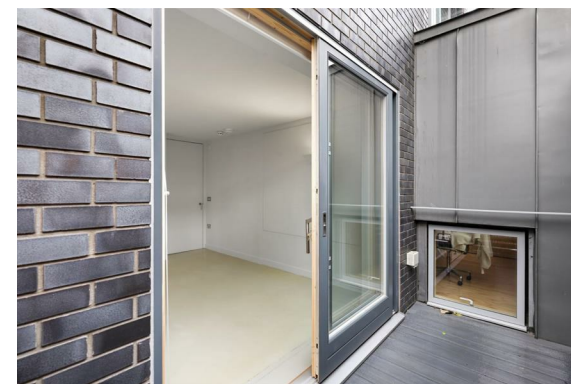




Minerva Street, , London, E2 9EH

- Expansive Studio Apartment
- Resin Floors
- Stylish Fixtures & Fittings
- Excellent Natural Light
- Private Balcony
- Centrally Located

£2,000 Per Calendar Month



Minerva Street, , London, E2 9EH

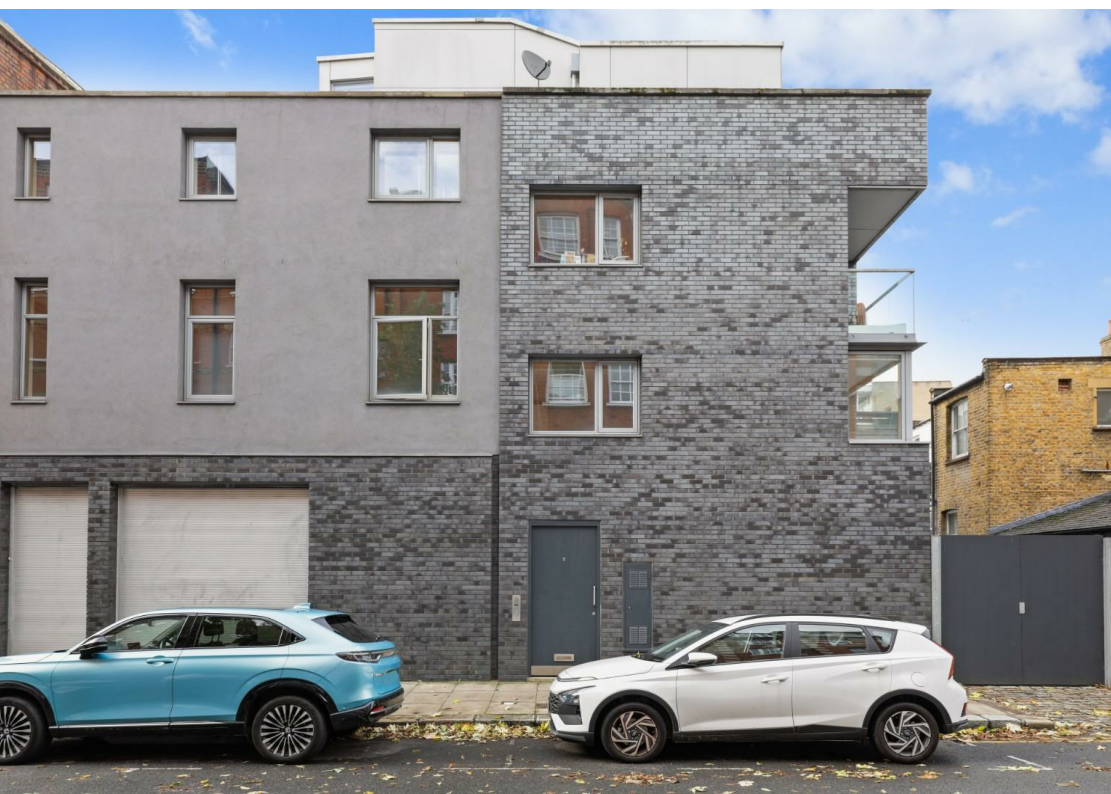
DESCRIPTION

A radiant and expansive studio apartment nestled within a modern boutique development. This residence offers a harmonious blend of contemporary design and practical comfort, creating an ideal living space in the heart of the vibrant city.

As you step into this bright studio apartment, you are greeted by stylish resin floors that not only enhance the aesthetic appeal but also provide a seamless and low-maintenance living experience. The open layout maximizes the sense of space, allowing natural light to flood the room and create a warm and inviting atmosphere. The apartment boasts a private balcony, providing a tranquil outdoor retreat right at your doorstep. Whether you wish to enjoy your morning coffee or unwind in the evening with a book, this balcony offers a perfect escape from the hustle and bustle of city life.

Convenience is key, and Minerva Street is strategically located to offer easy access to the amenities and attractions of the surrounding area. From trendy cafes and restaurants to cultural hotspots, everything you need is within reach.





Minerva Street

Approximate Gross Internal Area = 444 sq ft / 41.3 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Viewings

Please contact shoreditch@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.