



WHERE STANDARDS MATTER

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George Leybourne House, Fletcher Street, London, E1

****Newly Refurbished Studio Flat with Private Balcony ** Modern Living in E1 **Close to Transport Links & Amenities** EPC rating C.**Council Tax C. **Available now on a minimum 12-month tenancy ****

Rent: £1,600 - Monthly



George Leybourne House, E1, London

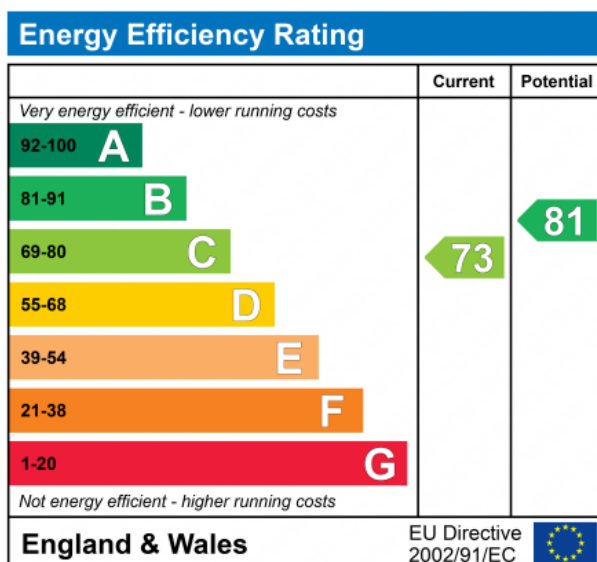
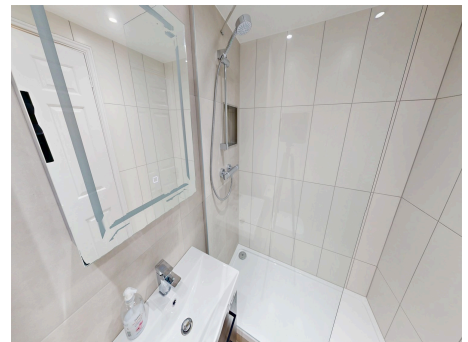
Lounge/Bedroom



Kitchen



Bathroom

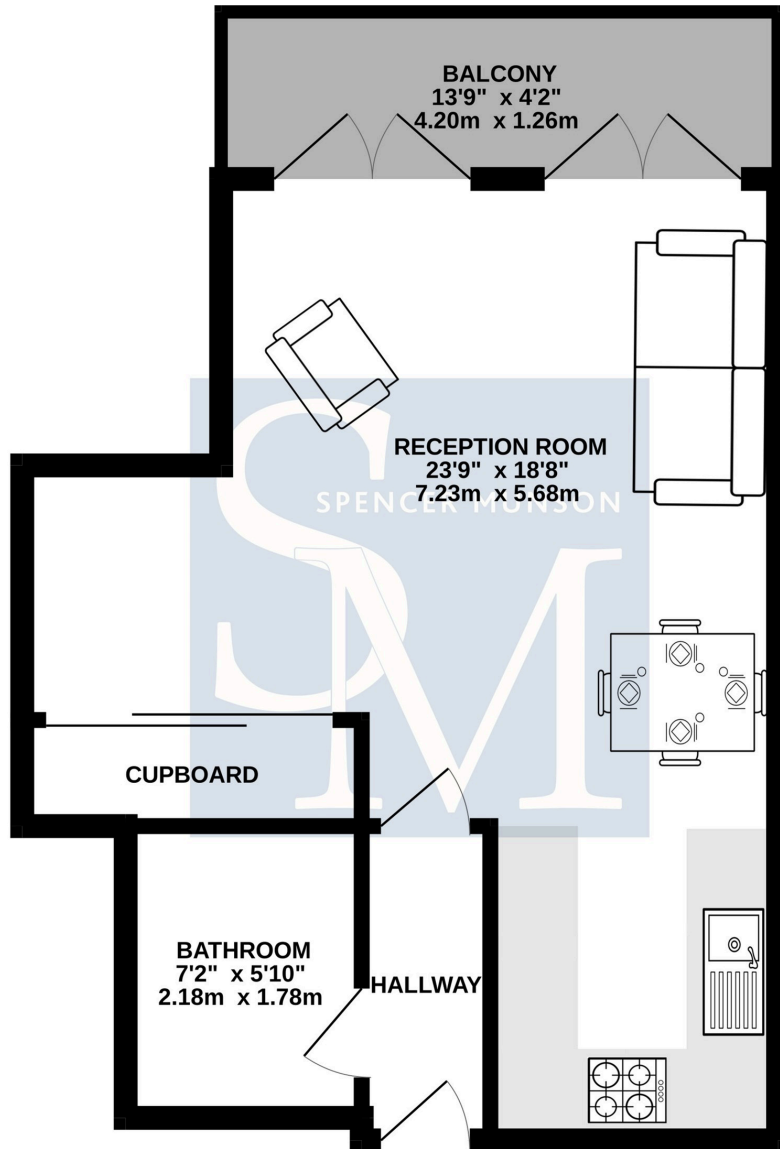


We are delighted to present this newly refurbished 4th-floor studio flat located at George Leybourne House, E1. This modern apartment offers a comfortable living space with a brand new kitchen equipped with built-in appliances, a stylish shower room, and electric heating. The property features a private balcony, laminate flooring, and the convenience of being offered unfurnished. Parking is available by separate negotiation for added convenience. With an EPC rating of C, this apartment boasts energy efficiency. Council Tax CSituated on the fourth floor accessed by a lift, this apartment offers a contemporary living space suitable for a single professional or couple. The property is ideally located just a 10-minute walk to Shadwell Station and a 12-minute walk to Tower Hill station, providing excellent transport links. Local amenities including shops and supermarkets

are within close proximity, adding to the convenience of the location Available now on a minimum 12-month term, don't miss the opportunity to make this apartment your new home.

George Leybourne House, E1, London

FOURTH FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 387 sq.ft. (35.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Disclaimer

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