



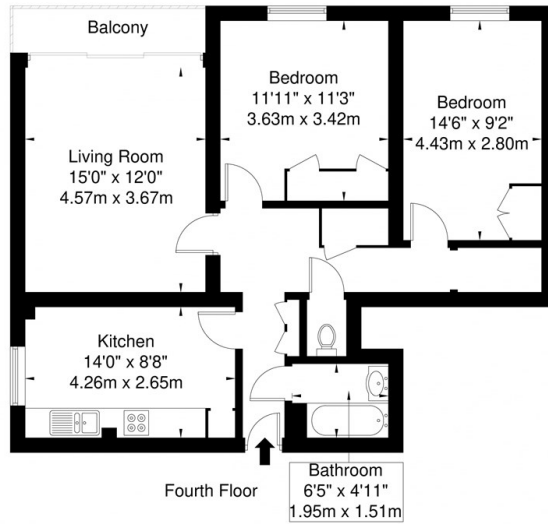
## Cuff Point, Columbia Road, Shoreditch, E2

£2,250 PCM

- 2 Double Bedroom Apartment
- Wood Flooring
- Close To Brick Lane
- Furnished
- Balcony
- Newly Decorated
- Short Walk To Liverpool Street Station
- New Kitchen
- Seconds From Columbia Road Flower Market
- 3 MONTH SHORT LET

## Cuff Point, Columbia Road, E2 7PP

Approx. Gross Internal Area = 74.2 sq m / 798 sq ft

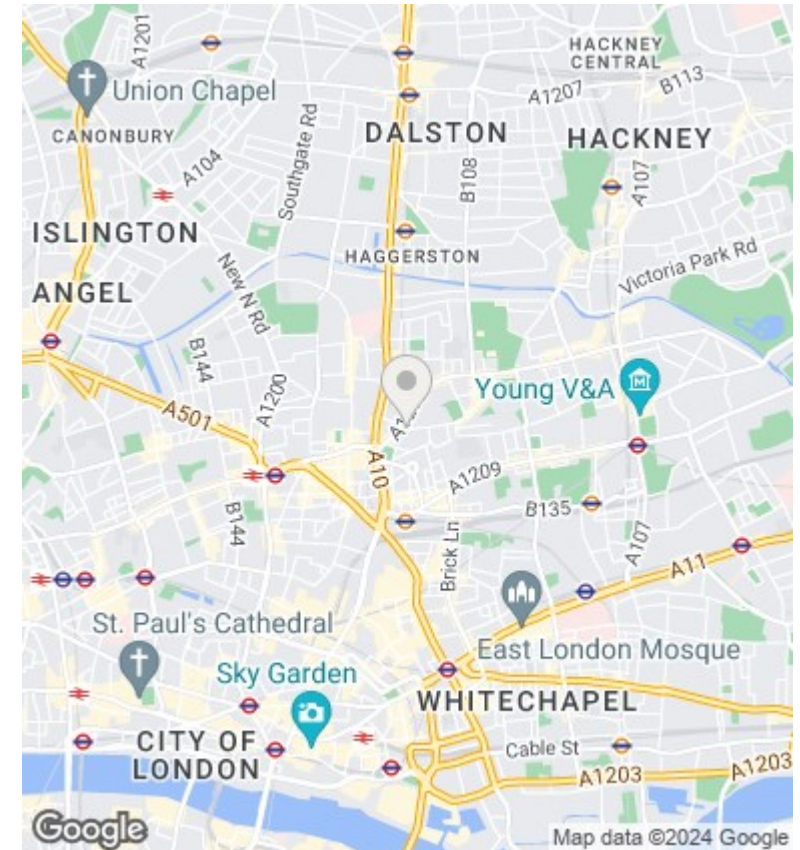


Ref

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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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## Directions

## Viewings

Viewings by arrangement only. Call 0207 739 6969 to make an appointment.

## Council Tax Band

B

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	67
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	