



PCM

**£2,550 PCM**

**Granby Street**

London, E2 6DR

Includes heating and hot water.

Stunning split level two double bedroom apartment, with a private south facing garden set just a few moments walk from Brick Lane and Shoreditch High-Street station.

The property comprises of two good sized bedrooms with space for furnishings, modern and tiled family bathroom suite with bath tub and shower attachment. On lower floor is a large fully fitted kitchen with space for chairs for dining. Bright living space leading to a south facing rear garden. Ample storage located under stairs.

Perfect location for working professionals, with excellent transport links close by. Liverpool Street Station, Shoreditch High-Street and the regular number 8 bus provide access into the City and Docklands.

Brick Lane, Columbia Road flower market, Spitalfield and Hoxton are within walking distance, as well as plenty of local amenities.

Available Start of October

Offered furnished.

Council tax: Band C

5 weeks deposit: £3000

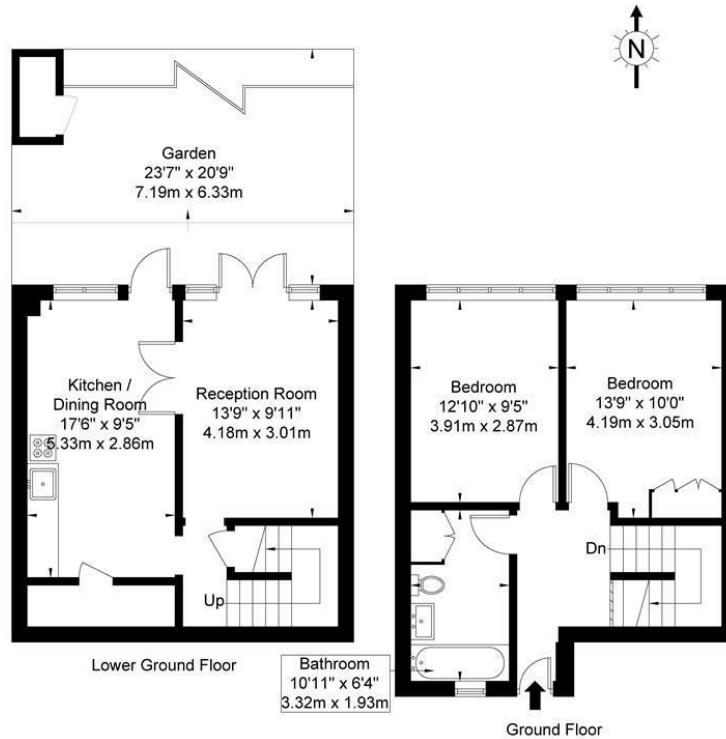
12 month contract: Break clause subject to offer





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Approx. Gross Internal Area = 78.6 sq m / 846 sq ft



Ref

Copyright **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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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>		69	75
(55-68) <b>D</b>			
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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