



PCM

**£1,750 PCM**

**Swanfield Street**

London, E2 7LE

One bedroom apartment set within the much sought-after Grade II Listed Arnold Circus estate in Shoreditch.

Set on the first floor of this historic red brick building, the property features a naturally bright reception room with lovely high ceilings and large sash windows. There is a good-sized bedroom with lots of space for furnishings, and a large, separate fitted kitchen, tiled bathroom suite with bathtub and shower attachment. There's also ample storage in the hallway.

Nestled between Brick Lane, Columbia Road flower market and Shoreditch High-Street, the Arnold Circus 'Boundary' estate has a fascinating history. It gets its name because it marked the boundary where 19th Century policemen stopped their beat and it was Britain's first social housing development after being transformed from the dreadful Victorian slums that inspired Dickens, where disease and gang crime were rife.

With both Liverpool Street and Old Street tube stations within an easy walk and the added benefit of having Shoreditch High-Street and Hoxton Overground stations close by this property is excellently located for city commuters.

Brick Lane, Columbia Road and Broadway markets are within close proximity.

5 weeks deposit: £2019

12 month contract: breakclause subject to offer

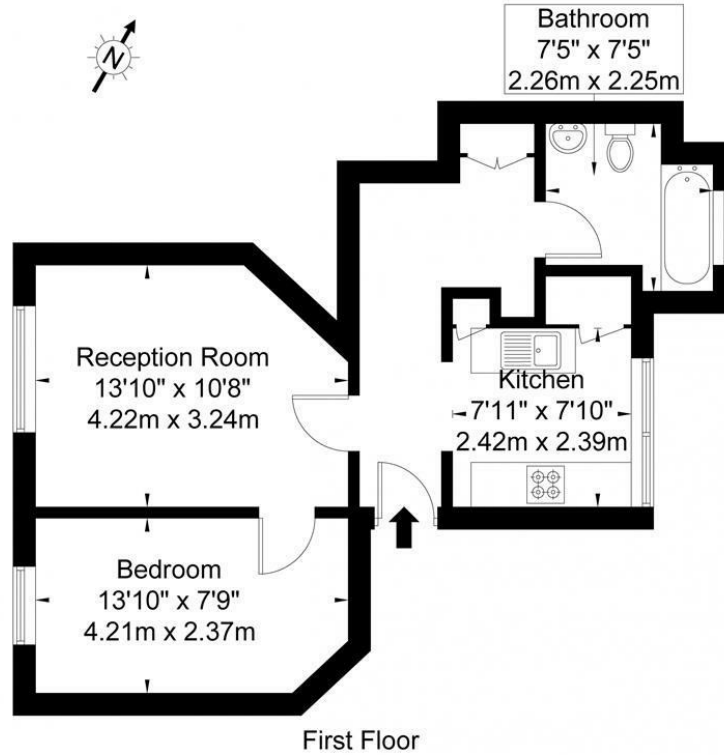
Council Tax: Band B





# Sunbury House, Swanfield Street, Shoreditch, E2 7LE

Approx. Gross Internal Area = 43.1 sq m / 463 sq ft



Ref

Copyright **BLEU PLAN**

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only  
While we do not doubt the floor plan accuracy and completeness, you or your advisors should  
conduct a careful, independent investigation of the property in respect of monetary valuation

| 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>                            |  | 73                      | 77        |
| (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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