



PCM

**£2,900 PCM**

**Goldman Close**

London, E2 6EF



## INCLUSIVE OF HEATING AND HOT WATER

Set along a quiet turning just a few moments walk from the bustle of Brick Lane in the heart of Shoreditch. Walking distance to Liverpool street station.

Set over 3 levels this property features a open plan kitchen to reception room with access to private balcony facing the City. There are 3 good size double bedrooms, additional study and 2 shower rooms.

Being located in one of the most vibrant areas in London, you have a rich array of quirky shops, boutiques, restaurants and bars. With Brick Lane, Columbia Road flower market, Broadway Market, and Hoxton all being within a short walk from the property. Also just seconds away from the 24 hour Brick Lane bagel shop.

Transport links include, Shoreditch High-Street, Hoxton Overground, Old Street tube and Liverpool Street station. Major bus routes can be found on Bethnal Green Road. There is also a cycle rack for residents of Goldman Close outside of the property.

Available: Now

Council Tax: Band C

12 month contract: Breakclause subject to offer

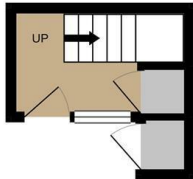
5 weeks deposit: £3346



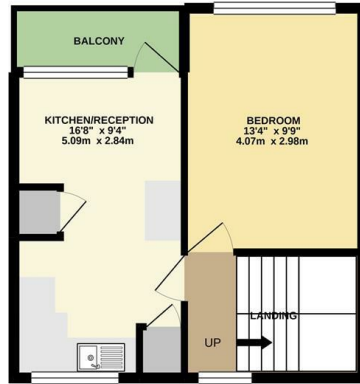




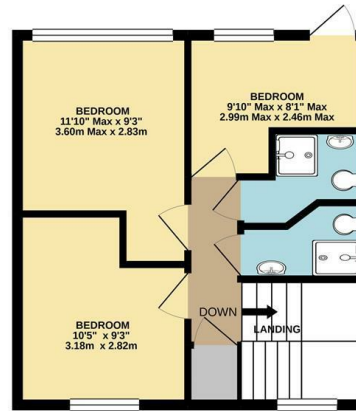
GROUND FLOOR  
67 sq.ft. (6.2 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



2ND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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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