



PCM

**£2,500 PCM**

**Bletchley Street**  
N1 7NX

3 bedroom split level apartment moments from Old Street.

Set on the top floor of a well presented ex-la building this property features a good size reception room with private balcony, separate fitted kitchen, 2 double bedrooms, 1 single bedroom and family bathroom.

Hoxton Square is located just a few moments walk with Old Street Station also close by.

Available : start of January

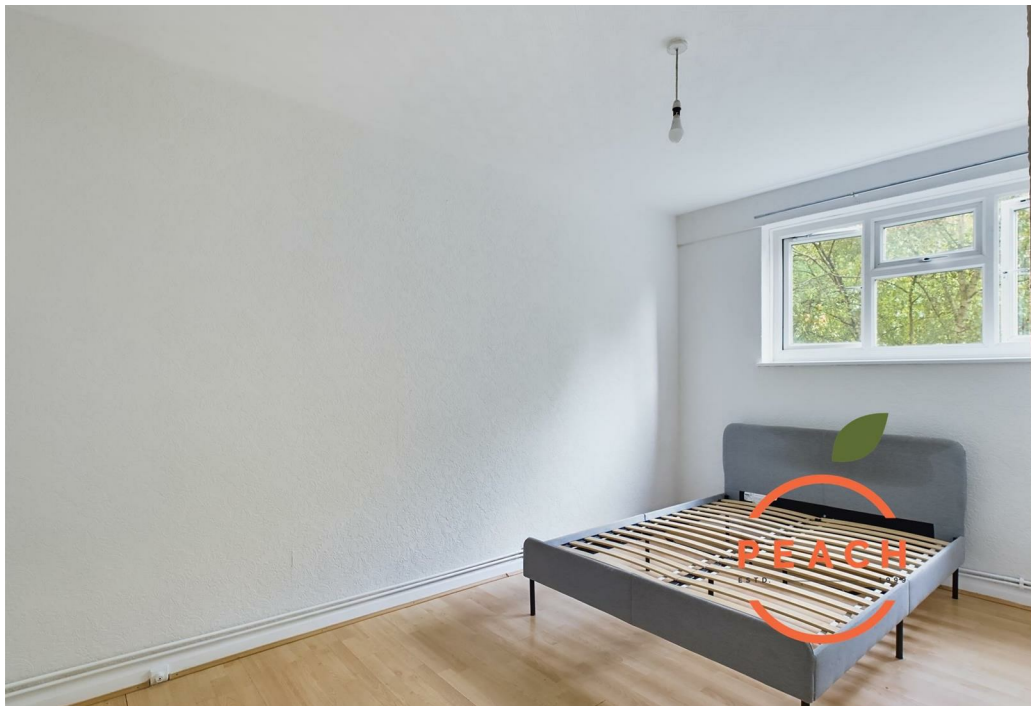
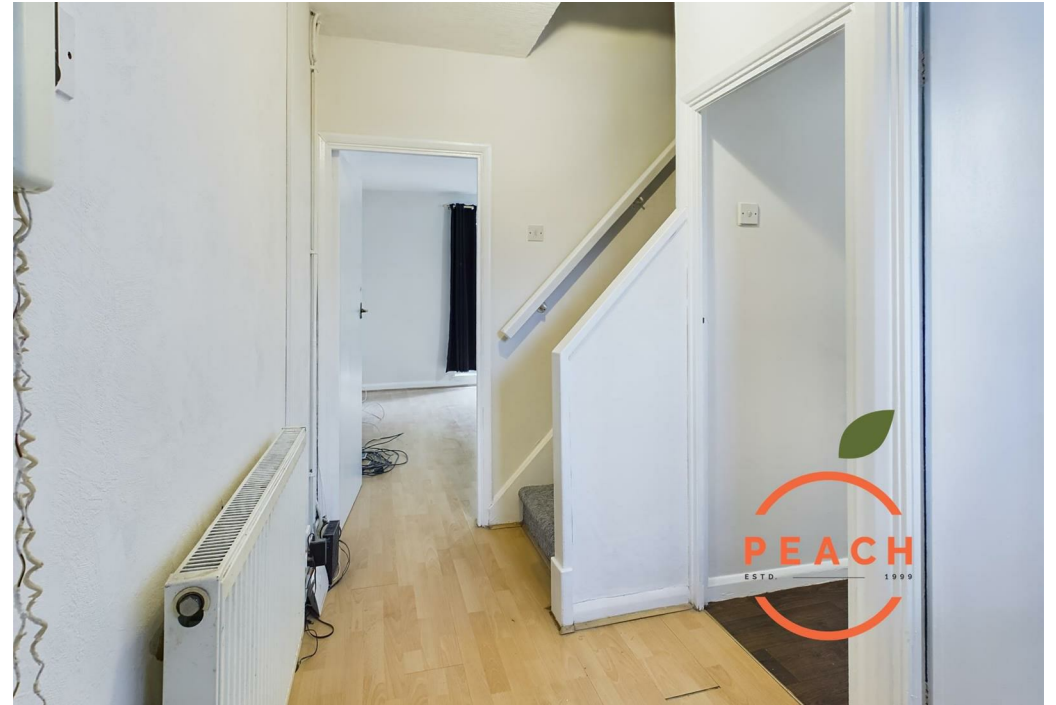
Furnished

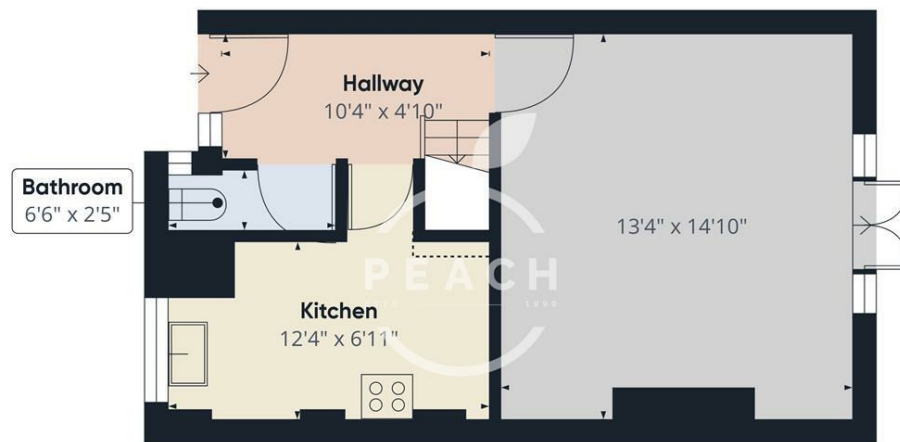
12 month tenancy: breakclause subject to offer

council tax: band C

5 weeks deposit: £2884







Floor 0



Floor 1

Approximate total area<sup>9</sup>

727.53 ft<sup>2</sup>

Reduced headroom

2.61 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

### 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>                            | 79                      | 80        |
| (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

### OFFICE ADDRESS

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### OFFICE DETAILS

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