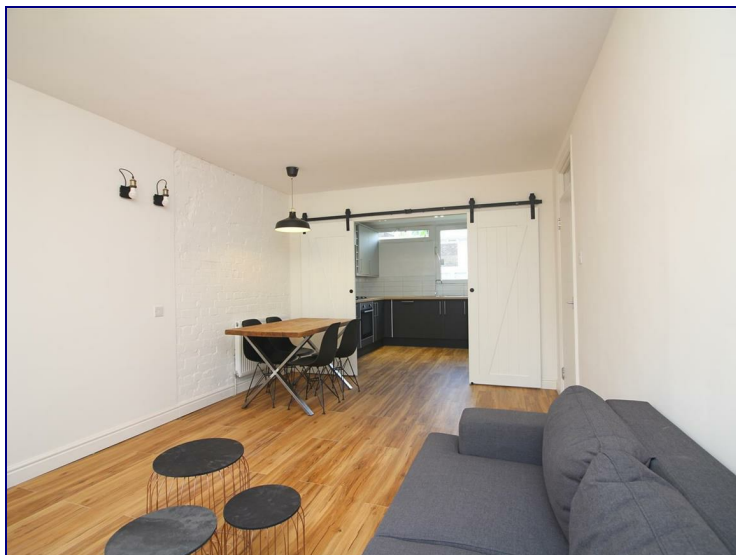


Shrubland Road, London, E8 4NN



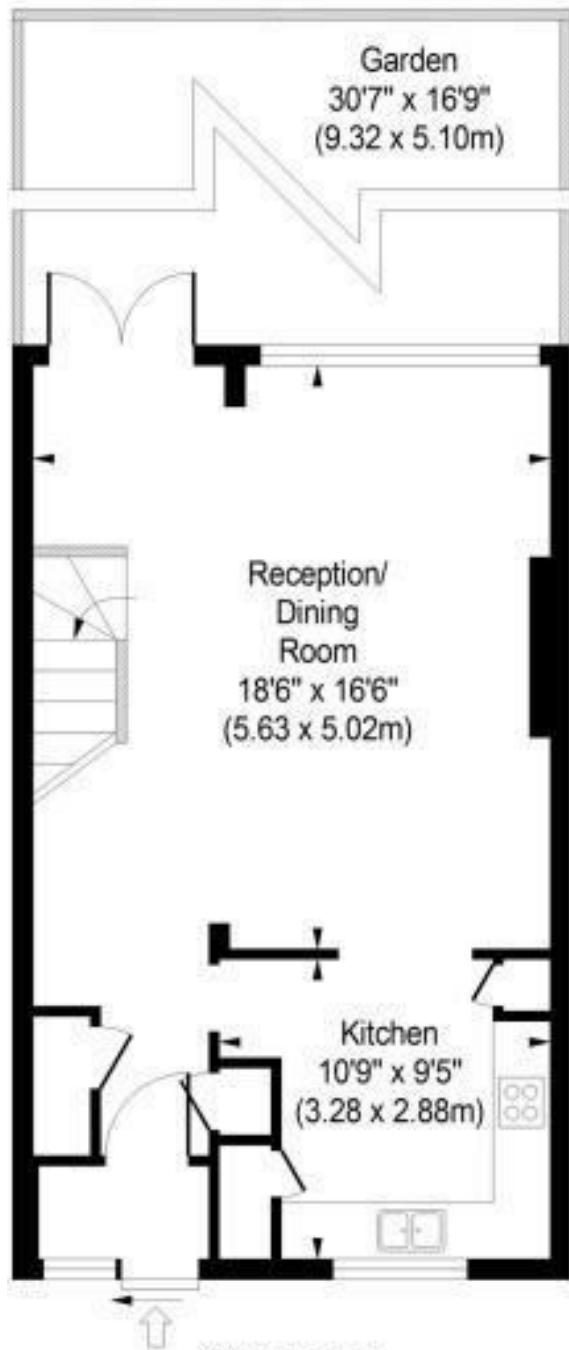
£3,300 Per Month

A fantastic, spacious 3 bedroom ground and first floor split level maisonette to let. The property has just undergone a full refurbishment programme consisting of painting and decorating throughout, new flooring, a brand new fitted kitchen, a brand new bathroom and a brand spacious rear garden. The property has features to include: generous room sizes throughout, immaculate condition, off street parking to the front, a good size rear patio garden and is available on a furnished basis. The property is situated in a quiet residential turning in the heart of London Fields and is very close to London Fields BR station, Broadway Market and various transport facilities.

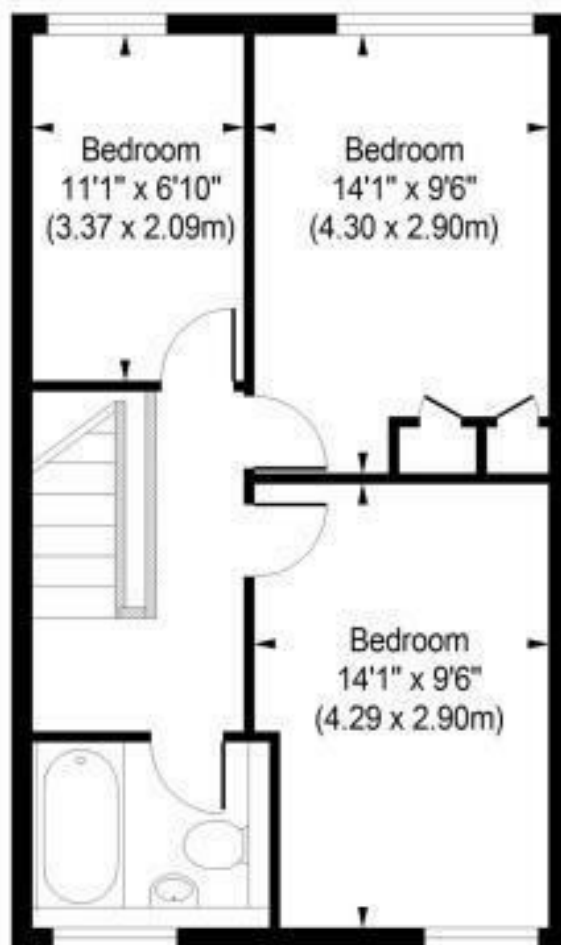


Shrubland Road

Approximate Gross Internal Area
931 sq ft / 86.45 sq m



Ground Floor



First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	76
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	



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