



PER MONTH

£3,400 Per Month

Hemming Street

London, E1 5GB

Beautifully presented 2 double bedroom penthouse located just a short walk from Brick Lane.

Set within a modern development the property features a bright reception room which has an abundance of natural light and patio door leading to a private balcony. There is a contemporary fitted integrated kitchen, open plan reception room with dinning and seating area.

There are 2 double bedrooms, 1 which benefits from a private terrace and en-suite bathroom. The 2nd bedroom has access to a breathtaking wraparound terrace which has amazing city views. There is a modern fitted bathroom and ample storage and zone controlled underfloor heating throughout.

The development itself is kept in immaculate condition with video entry phone, lift facilities and a communal roof terrace and secure bike storage.

The property will come with a added bonus of a cleaner who will attend every 2 weeks.

Located in Whitechapel, with its colourful Victorian history and now rich with culture. Brick Lane is a short walk from the property, with its independent stores, quirky coffee shops, bars and some great restaurants. The City of London is a 10-minute walk away.

Transport links in this area are excellent and include, Whitechapel station, Aldgate East, Liverpool Street and major bus routes can be found close by.

Furnished

Council Tax: Band D

5 Weeks Deposit: £3923

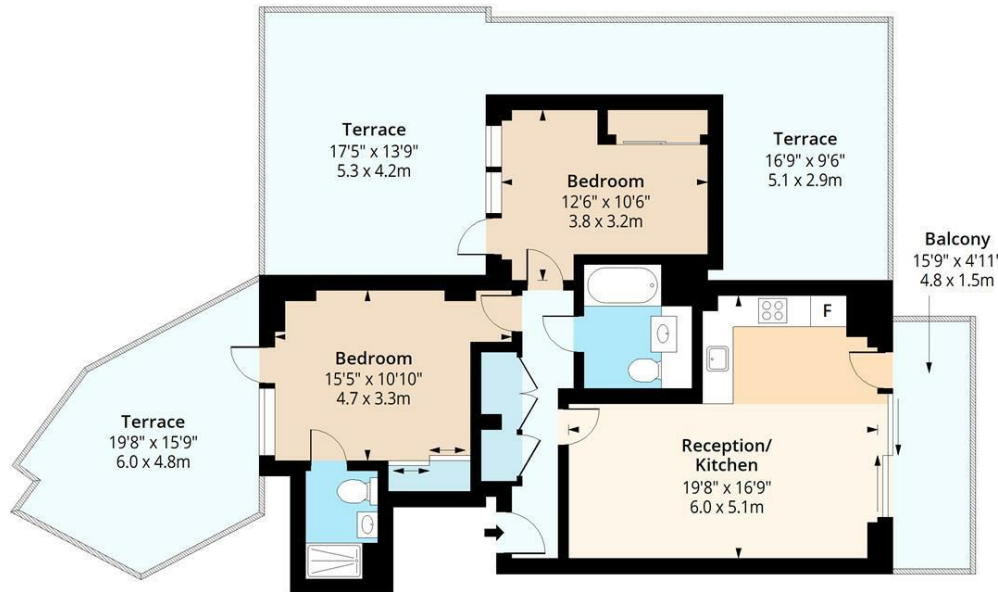
Available: Middle Of October





Rigel House , E1

Approx. Gross Internal Area 755 Sq Ft - 70.14 Sq M
Approx. Gross Terrace Area 661 Sq Ft - 61.41 Sq M
Approx. Gross Balcony Area 78 Sq Ft - 7.25 Sq M



Sixth Floor

Floor Area 755 Sq Ft - 70.14 Sq M

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 1/3/2025

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