



## FAIRCLOUGH STREET, LONDON, E1

**£2,400 PER CALENDAR**

Goldman Greg are delighted to offer a newly renovated and well presented two bedroom flat situated on the first floor set within Batson House, Fairclough Street, E1.

The property offers approximately 646 sq ft (60.02 sq m) of bright and well-arranged accommodation. The spacious reception room provides a comfortable living and dining area and benefits from direct access to a private balcony, ideal for outdoor space in a central location.

The separate modern kitchen is fully fitted with contemporary units and appliances, offering excellent storage and worktop space. There are two well-proportioned double bedrooms, making the property ideal for professional sharers, a couple, or a small family. The accommodation is completed by a stylish shower room finished to a modern standard.

Finished in fresh neutral tones throughout, the flat also benefits from excellent natural light and a practical layout.



Goldman Greg

# Fairclough Street, E1 1RY

Approx Gross Internal Area = 60.02 sq m / 646 sq ft



Ref :

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**PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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>		
(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			
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

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