



PCM

**£4,000 PCM**

**Cannon Street Road**

London, E1 2LJ



Offered for rent is this lovely, large 1st floor apartment that would suit a growing family, group of students or professionals looking for convenient living accommodation near the City.

The property features a bright, dual-aspect, spacious separate reception room with private balcony. There's a large, modern tiled kitchen. The property also benefits from two separate shower rooms and three toilets, all neatly designed with classic white fittings.

The property has five bedrooms in a range of sizes and is in really good decorative order throughout. There is wood flooring and gas central heating throughout

Located in Whitechapel, the property is a short walk from the city and is in easy reach of Brick Lane, snaking up to Bethnal Green and Shoreditch. The area has a fascinating history, welcoming a diverse array of communities over the centuries. It is now heaven for bargain hunters, foodies and fashionistas. Columbia Road Flower Market, Spitalfields and the banks of the Thames are close by.

Excellent transport links include Whitechapel Underground Stations as well as Shoreditch High Street Overground Station and the new Crossrail Link.

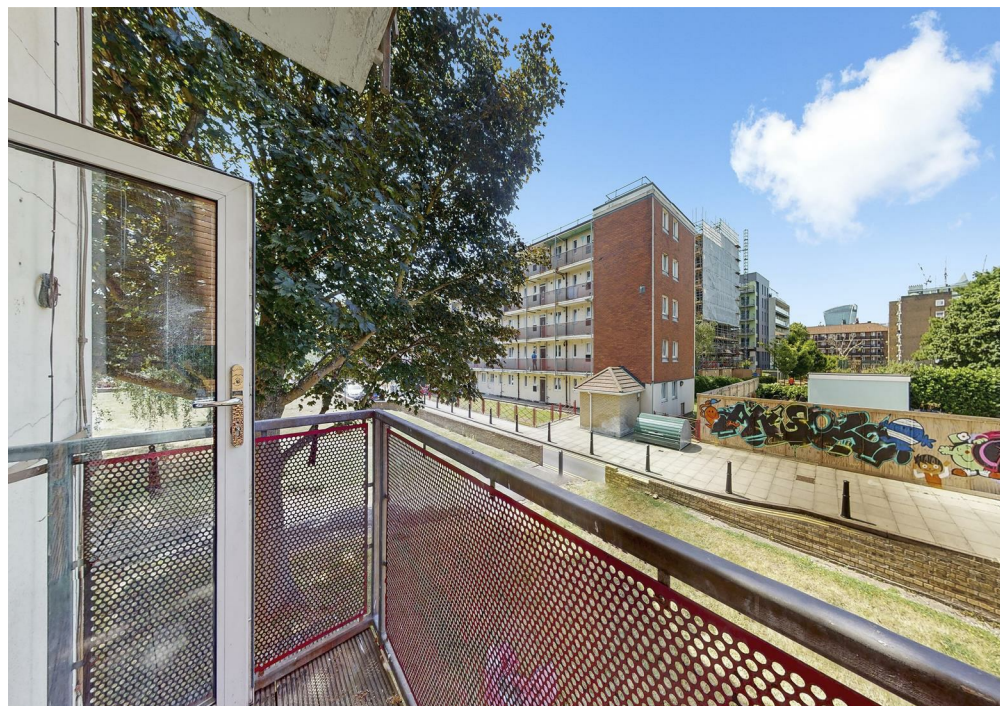
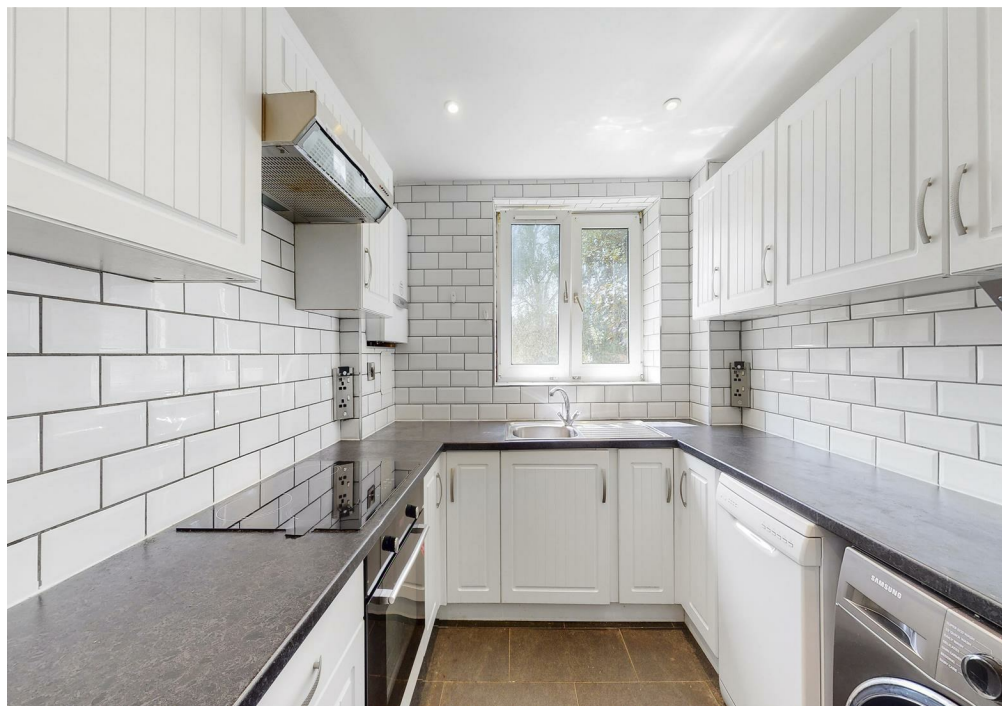
Offered furnished

12 month contract: breakclause subject to offer

5 weeks deposit: £4615

Council Tax: Band C

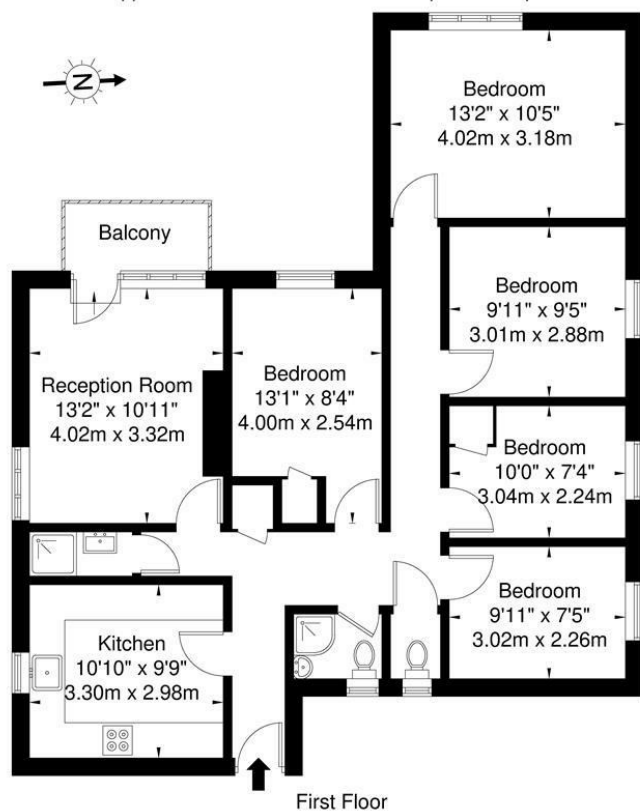
Available middle of May





# Welstead House Cannon Street Road, E1 2LJ

Approx. Gross Internal Area = 90.9 sq m / 978 sq ft



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. 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) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 76                      | 83        |
| (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

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