



PCM

£2,600 PCM
Granby Street
London, E2 6DR

Stunning split level two double bedroom apartment, with a private south facing garden and patio area. Set just a few moments walk from Brick Lane and Shoreditch High-Street station. Includes heating and hot water.

The property comprises of two good sized bedrooms with space for furnishings, modern and tiled family bathroom suite with bath tube and shower attachment. On lower floor is a large high spec fully fitted kitchen, with gas cooker, dishwasher and table chairs for dinning. Quirky living space leading to a landscaped rear garden with decking area. Ample storage located under stairs.

Perfect location for working professionals, with excellent transport links close by. Liverpool Street station, Shoreditch High-Street and the regular number 8 bus provide access into the City and Docklands.

Brick Lane, Columbia Road flower market, Spitalfield and Hoxton are within walking distance, as well as plenty of local amenities.

Available end of January

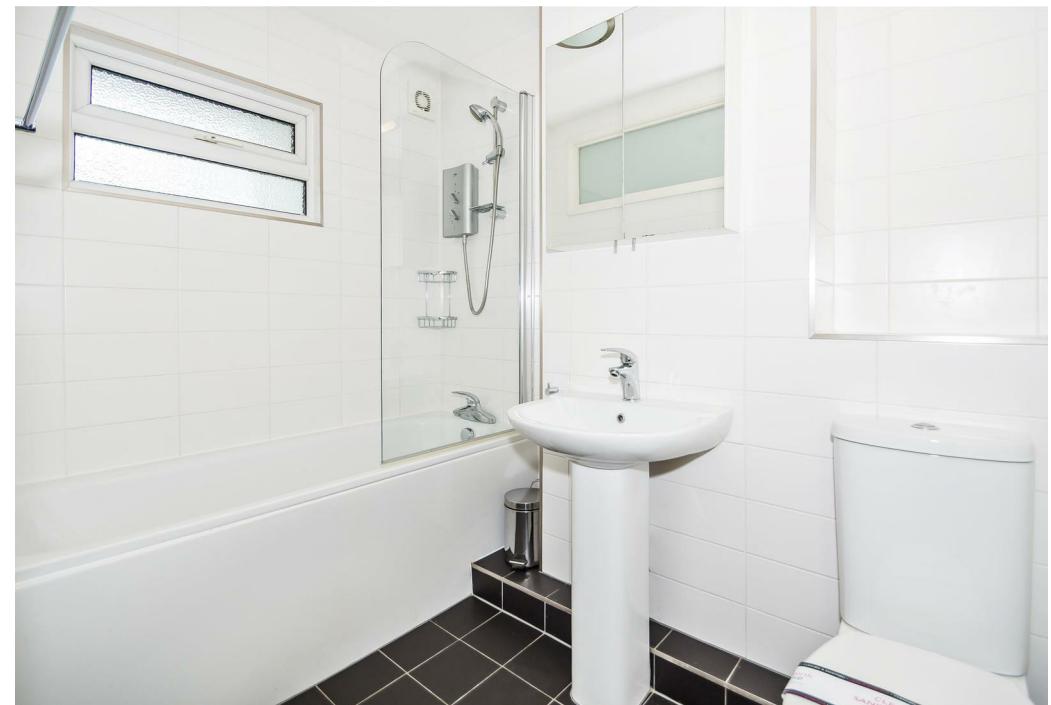
Includes heating and hot water costs.

Council Tax: Band C

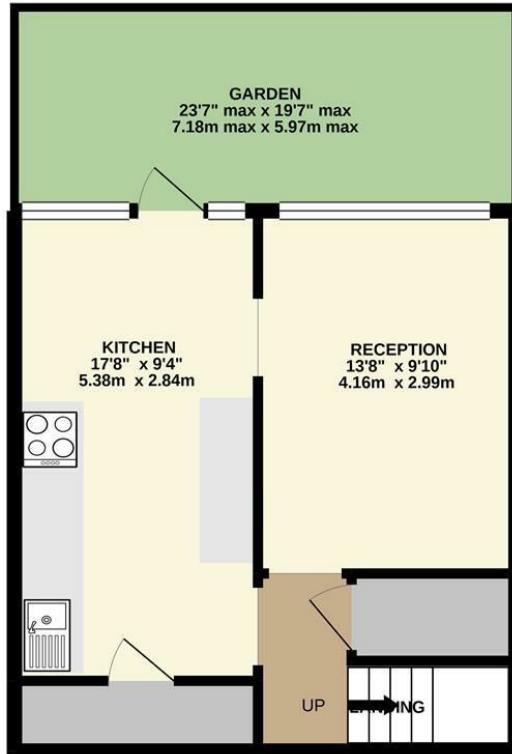
5 Weeks Deposit: £3000

12 month contract: breakclause subject to offer

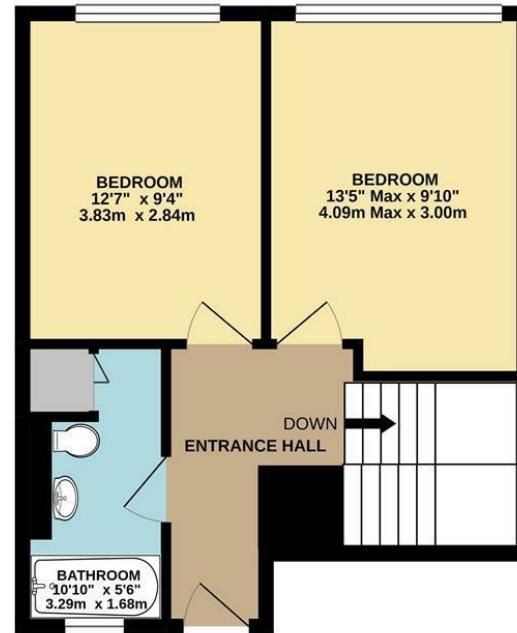




GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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