



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 dining. 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

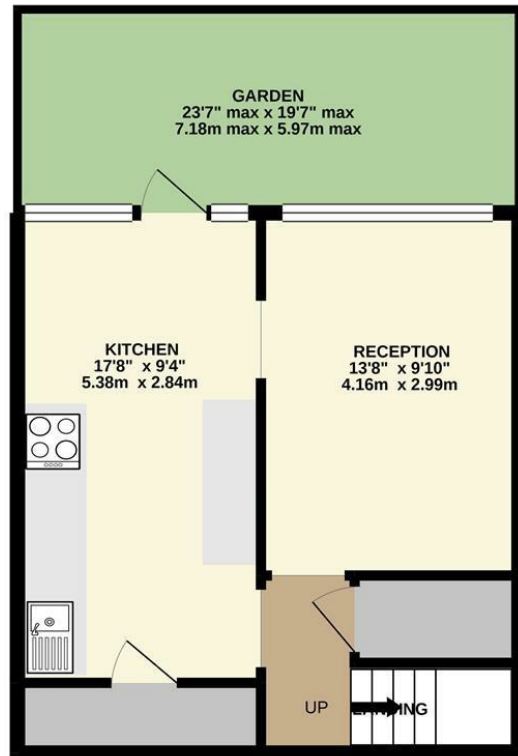
5 Weeks Deposit: £3000

12 month contract: breakclause subject to offer

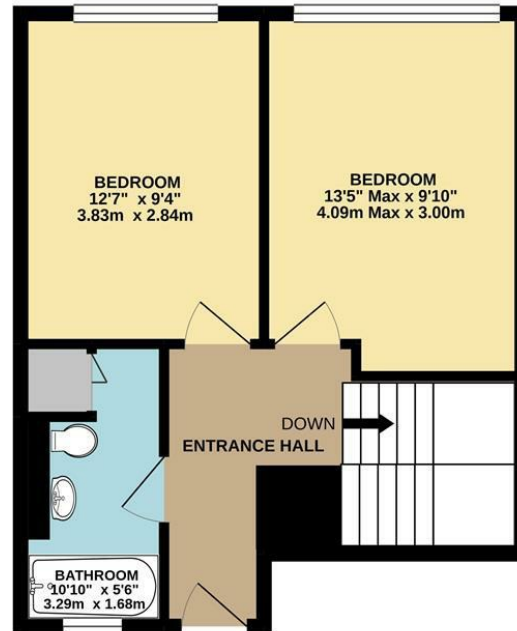




GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



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		
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

OFFICE ADDRESS
88 Cheshire Street
London
E2 6EH

OFFICE DETAILS
0207 739 6969
info@peachproperties.com
www.peachproperties.com