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488 Bethnal Green Road  
London E2 0EA  
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**47 Kay Street, London, E2 8QD**



**£1,900 Per Month**

Located opposite Haggerston Park with fantastic views from the private balcony, this is a stylish and modern 1 bedroom fourth floor flat that also offers a peaceful setting close to local amenities. Presented in excellent condition throughout, the property comprises a spacious and bright reception room with direct access to balcony and sizeable roof terrace, open-plan kitchen complete with integrated appliances and breakfast bar and private balcony. Kay Street also benefits from close proximity to fashionable Broadway Market, the City and Bishopsgate is close by and Hoxton Square and the surrounding Shoreditch area are also to hand. Transport links include Cambridge Heath Station (National Rail) and Bethnal Green Underground Station (Central Line).



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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