





Ellen Phillips Lane, London E2

Price £995 per week - Furnished

JLL®












Description

A rarely available 3 bedroom duplex apartment in the sought after Mettle & Poise.

Furnished to a high standard, this stunning apartment offers an abundance of living space -approx. 1304 sq ft, arranged over two floors. The lower level comprises a large living area and fully fitted kitchen with Siemens appliances, as well as a downstairs cloakroom and storage cupboard. The upper level boasts 3 bedrooms, with walk-in wardrobe and en-suite shower room to master bedroom, en-suite bathroom to second double bedroom and third bedroom that can be used as a study or single room. The master bedroom also has access to a large balcony.

The development boasts an excellent location next to Hackney City farm and is close to Broadway Market, Columbia Road Market and London Fields. Mettle and Poise is also well connected for the City and is 0.4 miles from Hoxton Overground station.

Council tax band: E. Rent is payable on a monthly basis, and you may be required to pay more than a month's rent in advance for tenancies with annual rents exceeding £100,000. You will be required to pay a 1 week holding deposit following a successful offer. Tenancies with annual rents up to £50,000 will require a 5 weeks' security deposit, while those exceeding this threshold will require a 6 weeks' deposit. Utility bills, council tax, telephone line and broadband are not included in the rent. As well as paying the rent, you may also be required to make some additional permitted payments. If your tenancy does not qualify as an APT, additional fees may apply. Please visit jll.co.uk/fees for details of fees that may be payable when renting a property. To check broadband and mobile phone coverage please visit Ofcom here ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

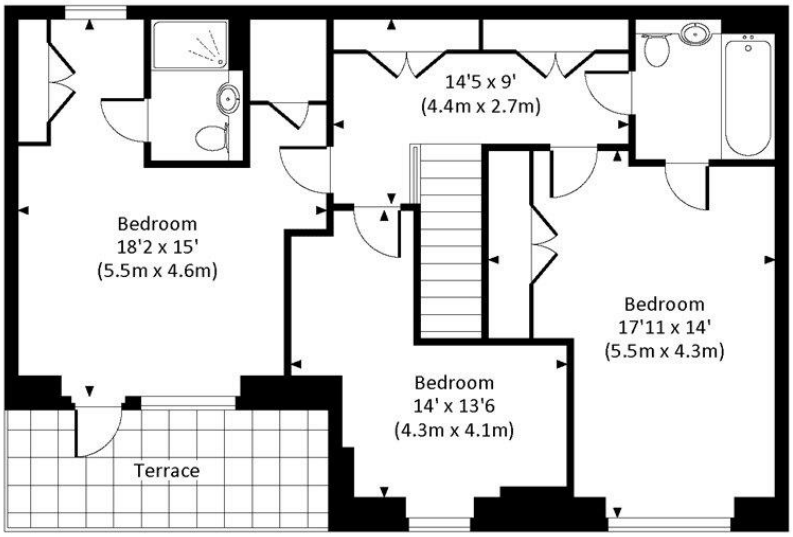
- 3 Bedrooms
- 2 Bathrooms
- Balcony
- Arranged over 2 floors
- Fully fitted kitchen with integrated Siemens appliances
- 0.4 mile from Hoxton Overground Station
- Approx. 1,304 sq ft (121.1 sq m)
- Furnished
- EPC: B
- Council tax: Band E

Floorplan

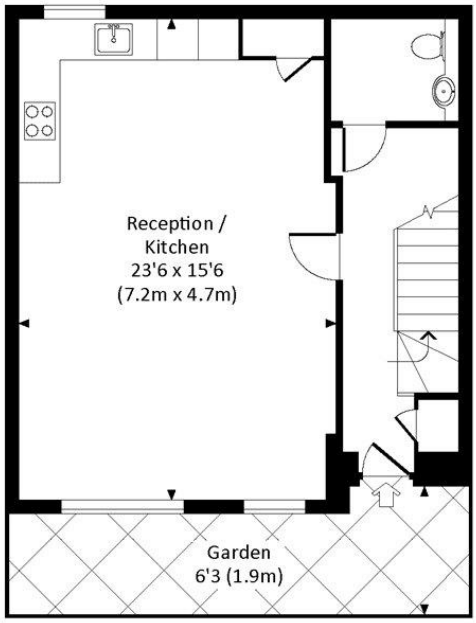
1,304 sq ft | 121 sq m

ELLEN PHILLIPS LANE, E2

Approx. gross internal area
1304 Sq Ft. / 121.1 Sq M.



FIRST FLOOR



GROUND FLOOR

All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2017 www.dowlingjones.com 020 7610 9933

City
One Broadgate 1 Broadgate Circle,
London EC2M 7LA
+4420 7337 4000

Urban living, your way.

jll.co.uk/residential

© 2019 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.