



## FLAT 1 SHOREDITCH HEIGHTS 105 BRITANNIA WALK

**£3,500 PER**

A beautifully presented two-bedroom apartment in a modern development, ideally located just moments from Old Street and within easy reach of the vibrant amenities of Shoreditch and Angel.

Extending to over 770 sq. ft., the property offers generous and thoughtfully arranged accommodation, including a bright and spacious open-plan reception room with a contemporary fitted kitchen, two well-proportioned double bedrooms, an en suite shower room and a stylish main bathroom.

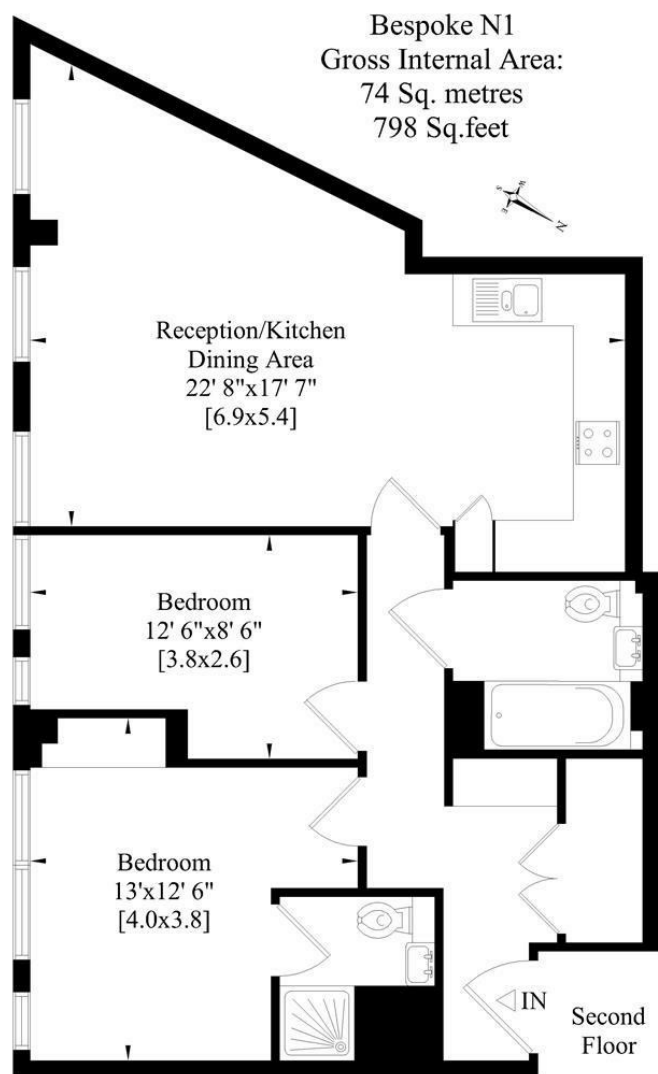
Finished to an excellent standard throughout, the apartment benefits from high-quality fixtures and fittings, modern interiors and an abundance of natural light. Available immediately and offered unfurnished.



- AVAILABLE NOW • UNFURNISHED • TWO DOUBLE BEDROOMS • TWO BATHROOMS • EPC BAND B • SHORT WALK TO OLD STREET







Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate. For identification purposes only. This is a pre-completion floorplan and therefore Subject to change. Not to scale. ©



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 | 84      | 84                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (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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