

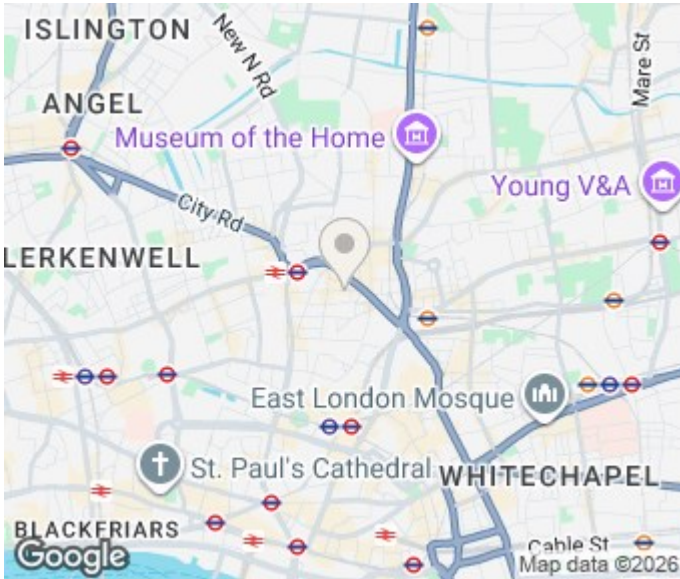
## GARDEN WALK, SHOREDITCH, EC2A

### 2 BED APARTMENT

£3,000 PER MONTH

Hemmingfords are delighted to offer to the market this two bedroom apartment in the heart of the Shoreditch triangle. Boasting approx 750 sq ft of living space, with open plan kitchen / reception, luxury bathroom (one en-suite) , two good-sized double bedroom with fitted wardrobes and private balcony as well as communal roof terrace. Ideally located for the all the amenities and bars of Shoreditch, Hoxton and Clerkenwell. Situated within a five minute walk of Old Street Station.

**Hemmingfords**



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