



PER MONTH

£1,800 Per Month

Columbia Road

London, E2 7PP

Well presented 1 double bedroom apartment with private balcony located on Columbia Road.

Inclusive of heating and hot water, this 3rd floor apartment features a good size bright reception room with wood flooring and floor to ceiling windows and doors leading to private balcony.

There is a kitchen with breakfast bar, good size double bedroom ample storage and fitted bathroom.

Located along the famous Columbia Road, with a rich array of traditional pubs including the Bird Cage, trendy boutiques and coffee shops all close by. Brick lane and Broadway markets are within an easy walk.

Transport links include, Shoreditch High-Street station, Liverpool Street and Old Street Stations.

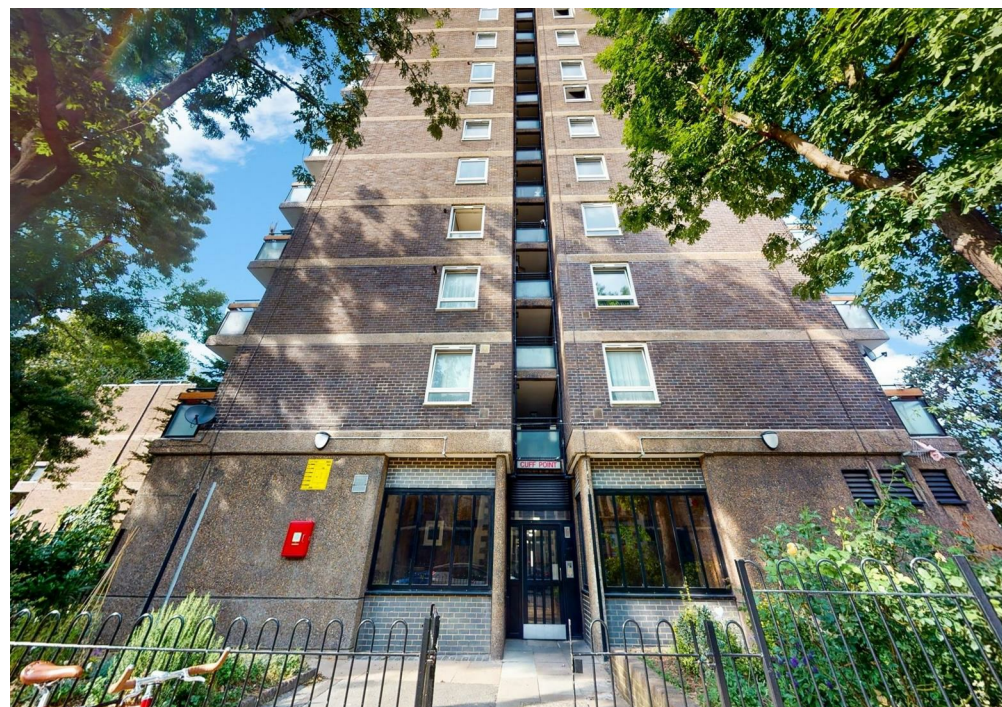
Available: January

Furnished

Council Tax: Band B

5 Weeks Deposit: £2,019

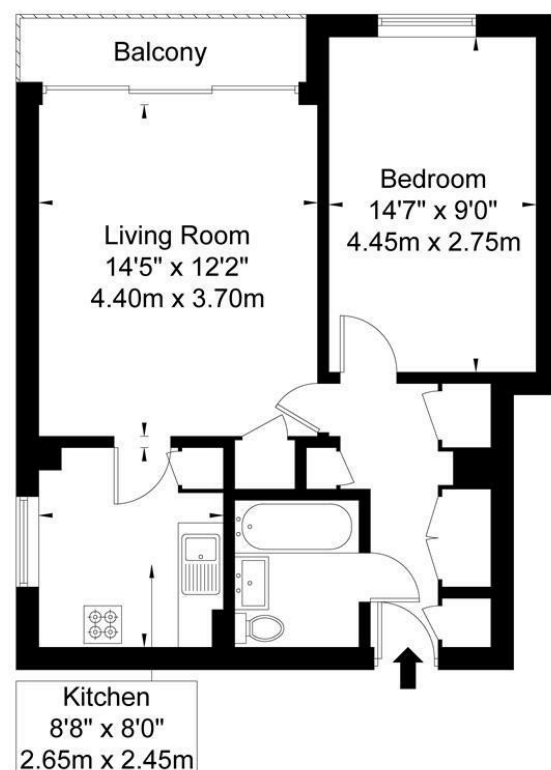
12 Month Contract: Breakclause subject to offer





Cuff Point, Columbia Road, E2 7PP

Approx Gross Internal Area = 47.8 sq m / 514 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(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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