



PCM

£2,200 PCM

Old Nichol Street

, E2 7ET

Set within a Grade II listed building, as part of the Arnold Circus Estates, is this ground floor, modern large 2-bedroom property.

The property features two double bedrooms and a spacious open plan kitchen/dining area which offers dual aspect windows.

The Arnold Circus 'Boundary' estate has a fascinating history and gets its name because it marked the boundary where 19th century policemen stopped their beat. It was Britain's first social housing development after being transformed from the dreadful Victorian slums that inspired Dickens.

Shoreditch has a rich cultural heritage, with many different communities passing through the area over the years. The area has benefited from much regeneration; renovated warehouses, independent shops, artisan coffee houses, highly rated restaurants and reclaimed vintage stores have made the area a popular place to own a property and a favourite destination for visitors.

Columbia Road Flower Market, Spitalfields and Whitechapel are all close by as well as Westfield Stratford shopping centre and some fantastic green escapes further afield - Haggerston Park, London Fields, Queen Elizabeth's Olympic Park, and Victoria Park - voted London's favourite outdoor space.

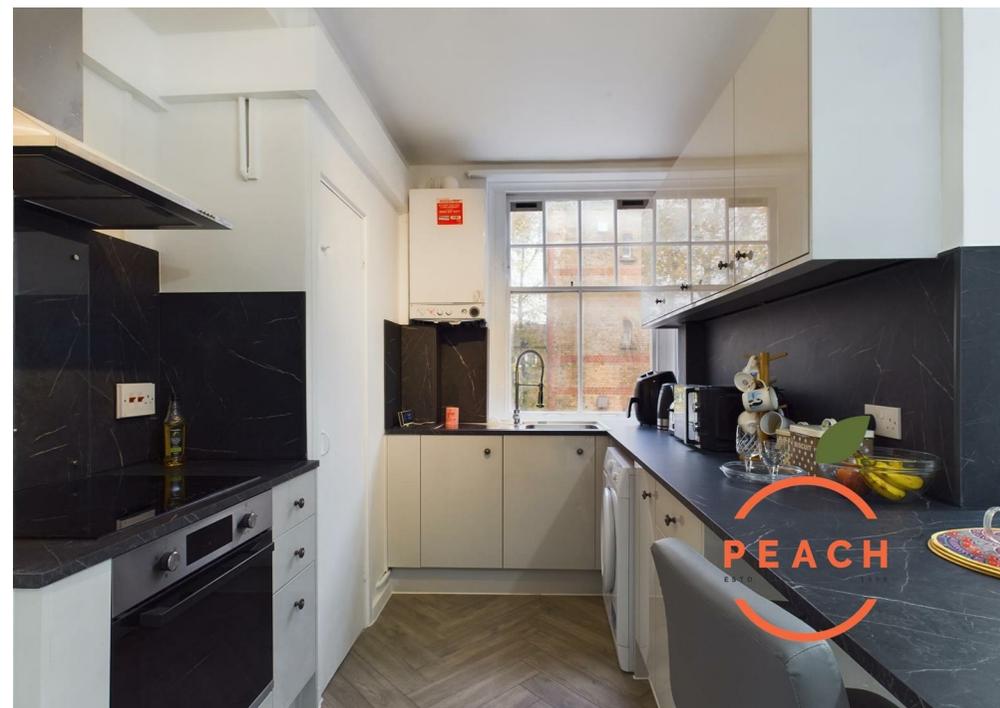
Transport links include Shoreditch High Street, Liverpool Street, Hoxton and Old Street Stations which are all within walking distance.

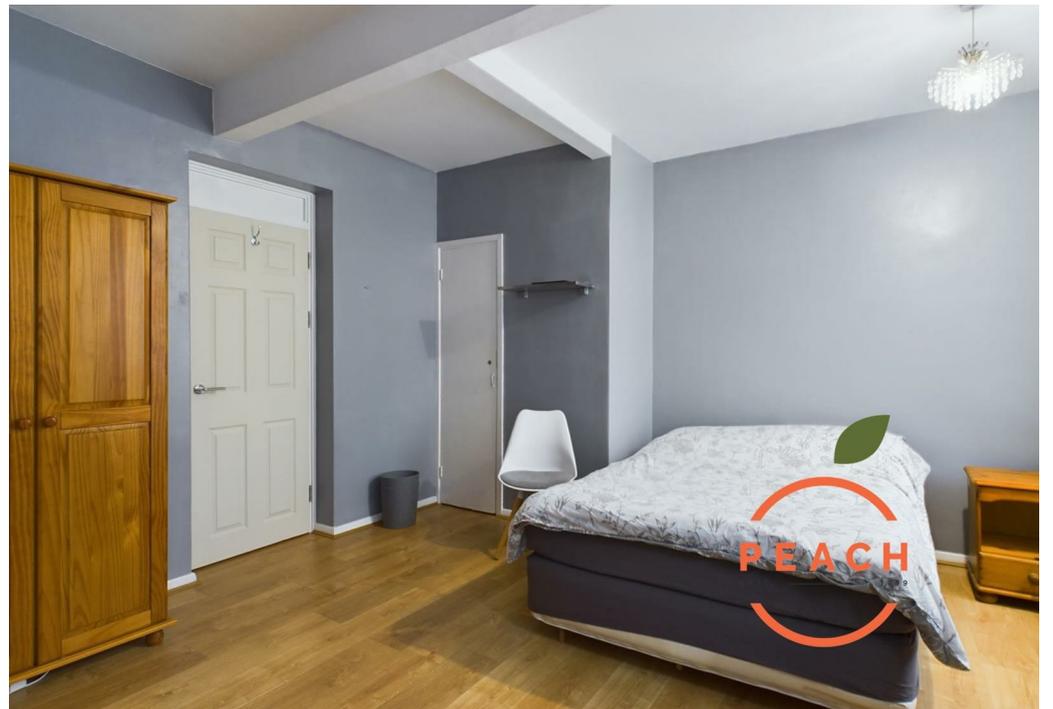
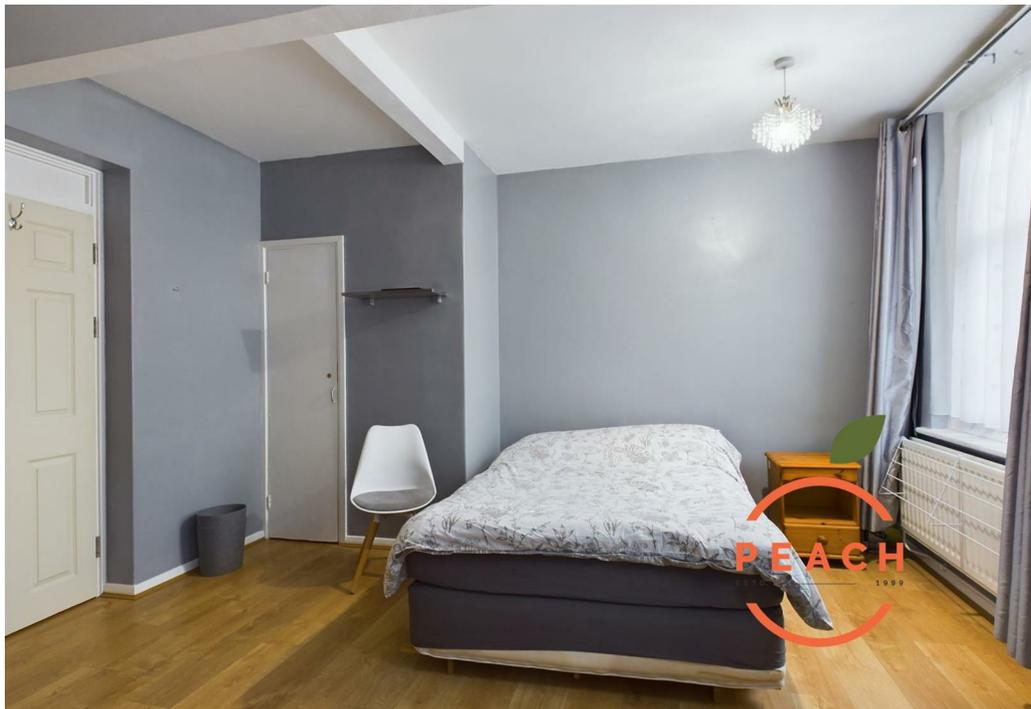
Available: middle of January

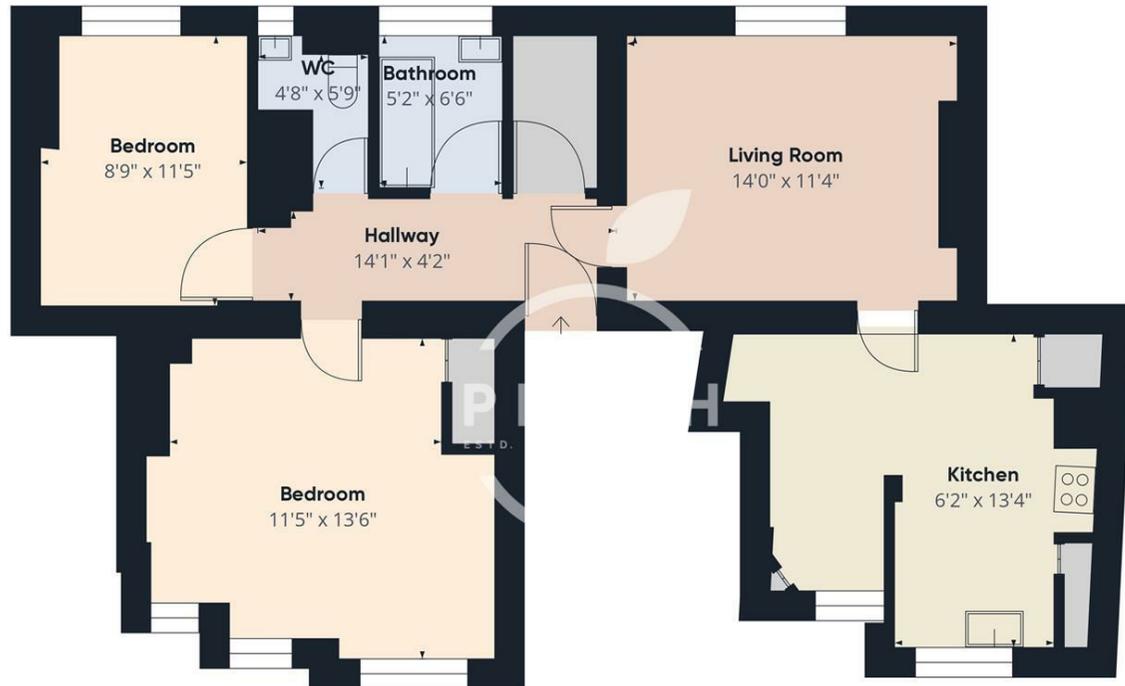
Council Tax: Band C

5 weeks' deposit: £2,769.00

12 month contract: Break clause subject to offer







Approximate total area⁽¹⁾
748.41 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	84
(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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