



PCM

**£2,100 PCM**

**Lamb Street**

London, E1 6EA

Spanning an impressive 538 square feet, this well-appointed property features one spacious reception room, perfect for entertaining guests or enjoying a quiet evening in. The flat boasts one generously sized bedroom, providing a peaceful retreat after a busy day in the city.

With two bathrooms, this residence ensures that both residents and visitors can enjoy ample privacy and convenience. The property combines modern living with a touch of character, making it an ideal choice for an investor, young professionals or couples seeking a stylish urban home.

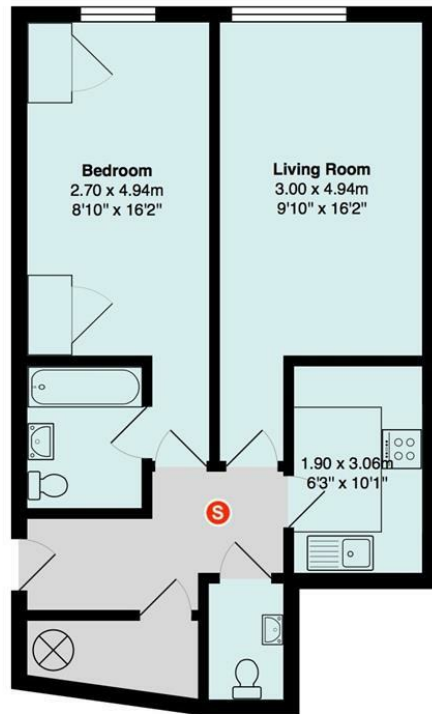
Situated in a lively area, residents will benefit from easy access to a plethora of local amenities, including shops, restaurants, and public transport links, ensuring that the best of London is right at your doorstep. This flat presents a wonderful opportunity to embrace city living in a comfortable and well-designed space. Don't miss the chance to make this delightful property your new home.

Council Tax: Band E

5 weeks deposit: £2423.07







Total Area: 54.5 m<sup>2</sup> ... 586 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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