



## 2 220A BRICK LANE

LONDON, E1 6SA

£3,500 PCM

An impeccable, spacious three double bedroom second floor apartment with a private terrace, situated in Shoreditch. This recently refurbished property comprises three large double bedrooms, modern tiled bathroom, spacious reception room, high-specification open plan kitchen, private terrace and the property also benefits from stylish wooden flooring throughout. The apartment is offered furnished and is ideal for sharers due to the ample size bedrooms and excellent location just minutes from Shoreditch High Street.

**Hemmingfords**

## Brick Lane, E1

Approximate Gross Internal Area  
606 sq ft / 56.29 sq m

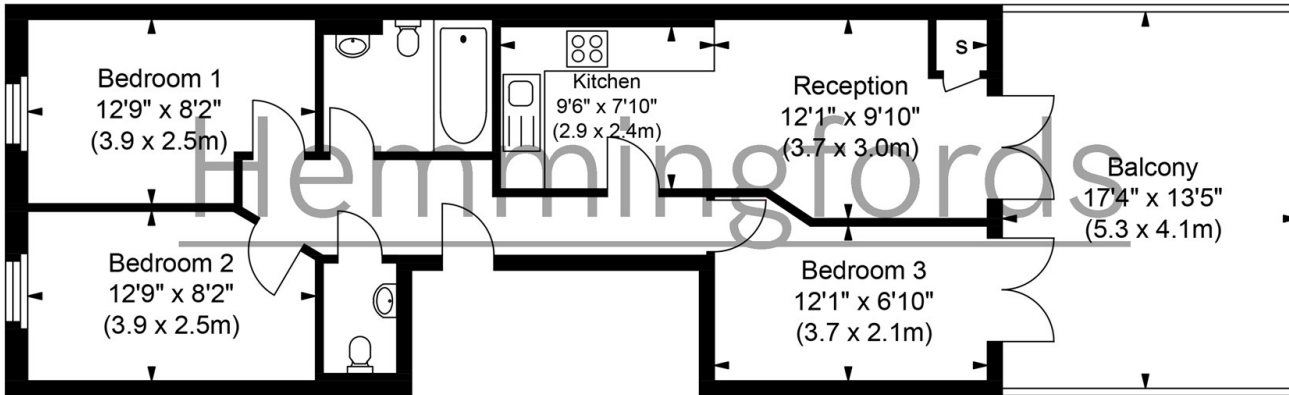


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | 83                         | 83        |
| (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<br>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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