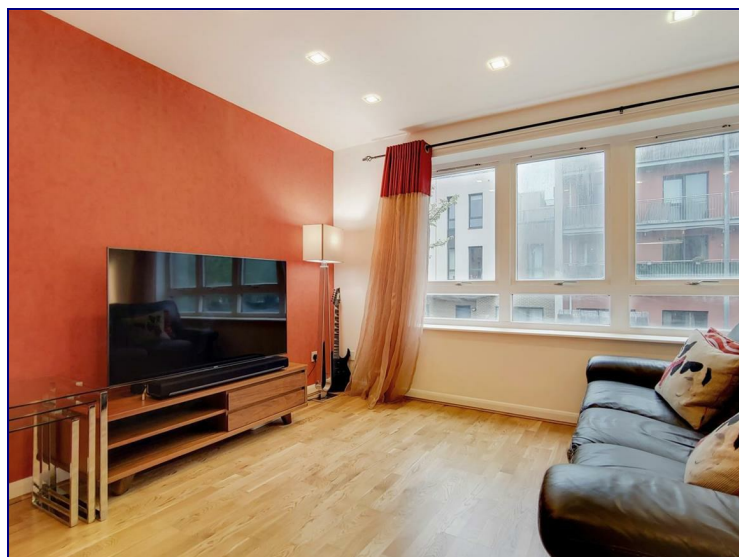


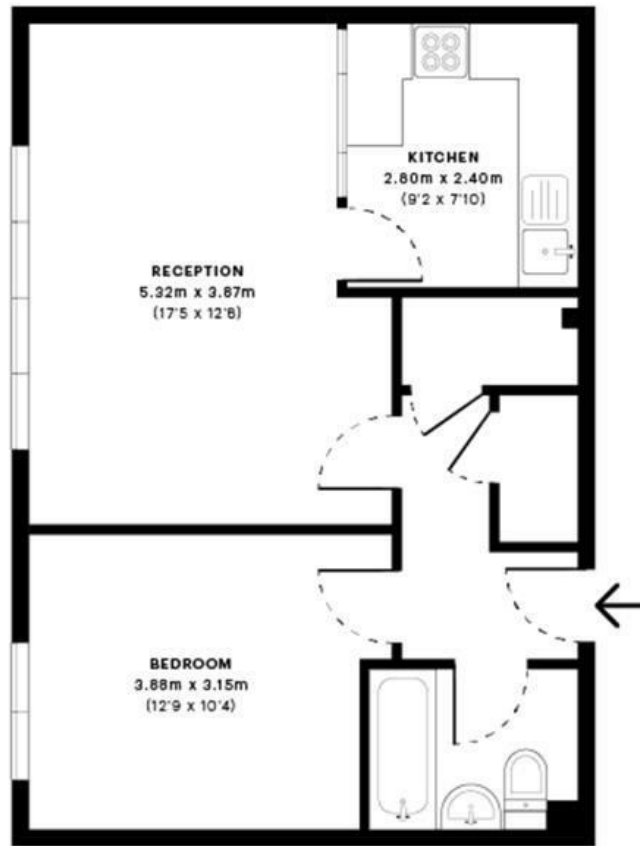
Russia Lane, London, E2 9NJ



£1,800 Per Month

Available FROM 23/09 ** Situated on the first floor of this purpose built block, is this one bedroom apartment benefitting from having an allocated parking space and being within a stone's throw from the open-spaces of Victoria Park. Ideally set back from the well-connected Cambridge Heath Road, offering fantastic transport links with Bethnal Green Underground and Cambridge Heath Over ground stations nearby. Comprising a large double bedroom, a bright and airy reception with an east-facing aspect, modern kitchen and bathroom. Ideal for a professional/s looking to be within close proximity to the trendy hot-spots of Broadway Market and Columbia Road Flower Market.





— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
49.93 sqm / 537.44 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
47.27 sqm / 508.81 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 51.15 sqm / 550.57 sqft
IPMS 3C RESIDENTIAL 48.66 sqm / 523.77 sqft

SPIC ID: 60895c8906421b0e1b414890

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	66 72

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	