



## £2,900 PER MONTH

A well-presented two-bedroom, two-bathroom apartment with a large private garden, situated on a quiet road off Old Street. The property offers a spacious open-plan reception room, a fully fitted kitchen with a breakfast bar and feature light fixture, two double bedrooms, two fully tiled bathrooms (one en-suite), and a generous leafy patio garden.

Ideally located moments from Old Street station on a quiet one-way road, the apartment is surrounded by parks and open spaces. Off-street parking is available on a first-come, first-served basis. Offered partly furnished.



GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 640 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 640 SQ FT / 59 SQM

Ref: Copyright **photo**plan

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.  
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should  
 conduct a careful, independent investigation of the property in respect of monetary valuation

- Two Double Bedrooms
- Large Private Garden
- Well Presented
- Entry Phone System
- Part Furnished
- Two Bathrooms (One En-suite)
- Open Plan Reception
- Wood Flooring
- Cycle Storage
- Moments From Old Street

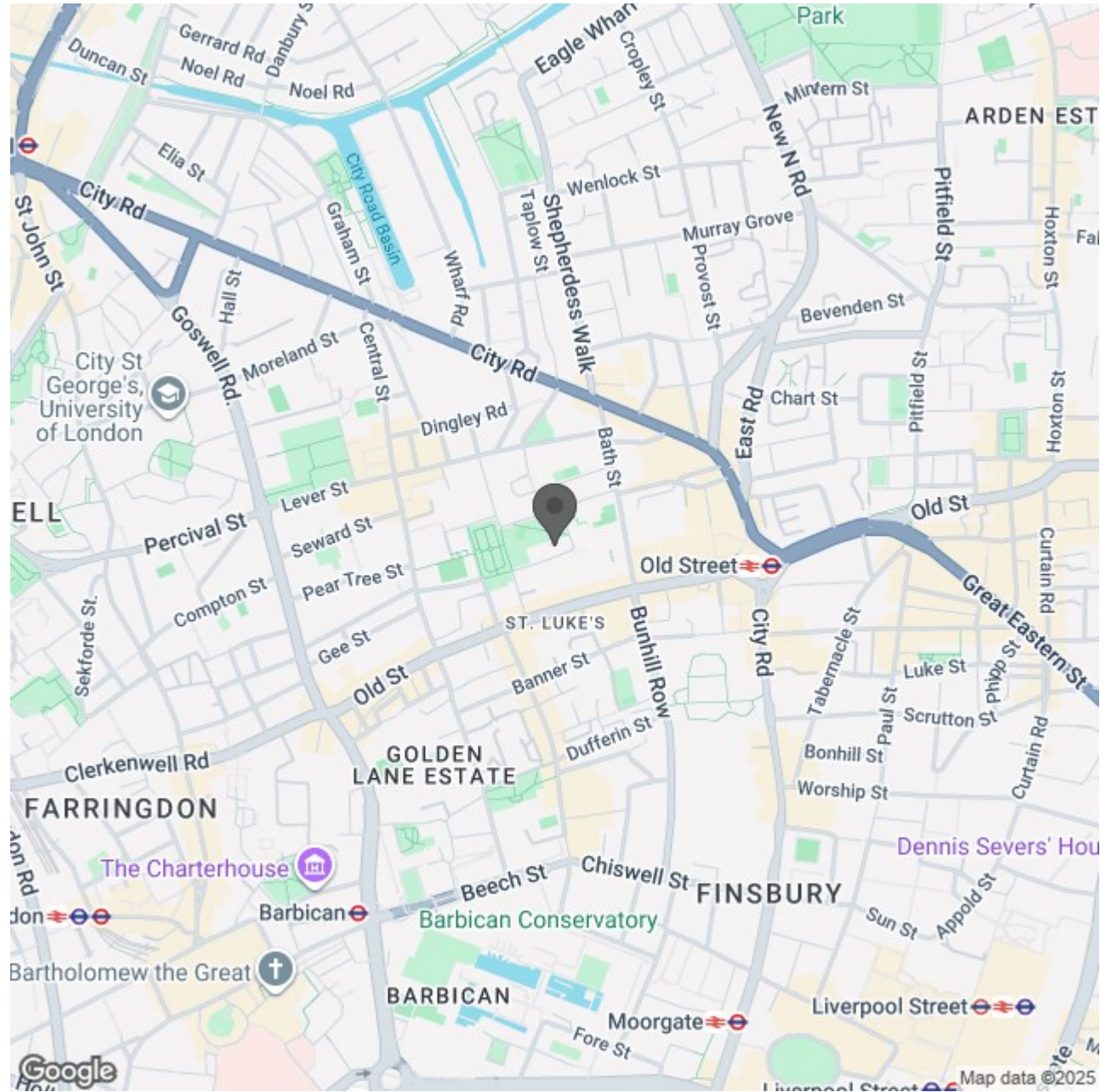


#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Red.



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