



AN IMMACULATELY PRESENTED TWO BEDROOM APARTMENT SET WITHIN A SECURE MODERN DEVELOPMENT JUST A SHORT WALK FROM OLD STREET STATION.

BRITANNIA BUILDING, 12 EBENEZER STREET, LONDON, N1 7RP

Furnished, £615 pw (£2,665 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available Now



• 2 Bedrooms • 2 Bathrooms • 1 Reception

- Access to communal gym and cinema
 - Roof terrace
 - Concierge
- Master bedroom with walk-in wardrobe and ensuite
- Second bedroom with built-in storage

- **EPC Rating = D**
- **Council Tax = D**

Situation

Located just a short walk from Old Street Station, the apartment offers easy access to the social hubs of both Hoxton and Shoreditch with the City a short walk away.

Description

An immaculately presented two bedroom, two bathroom apartment set within a secure modern development just a short walk from Old Street station.

The property boasts an open-plan kitchen reception room with fully integrated appliances, excellent size master bedroom with an en-suite bathroom and walk-in wardrobe, second bedroom ideal for guest/occasional use and a further guest bathroom. The property is in fantastic condition and boasts high quality fixtures and fittings throughout. The building itself offers premium communal facilities such as a concierge, gym, terrace and cinema room too.

Gross internal area: 796 sq ft, 74 m²

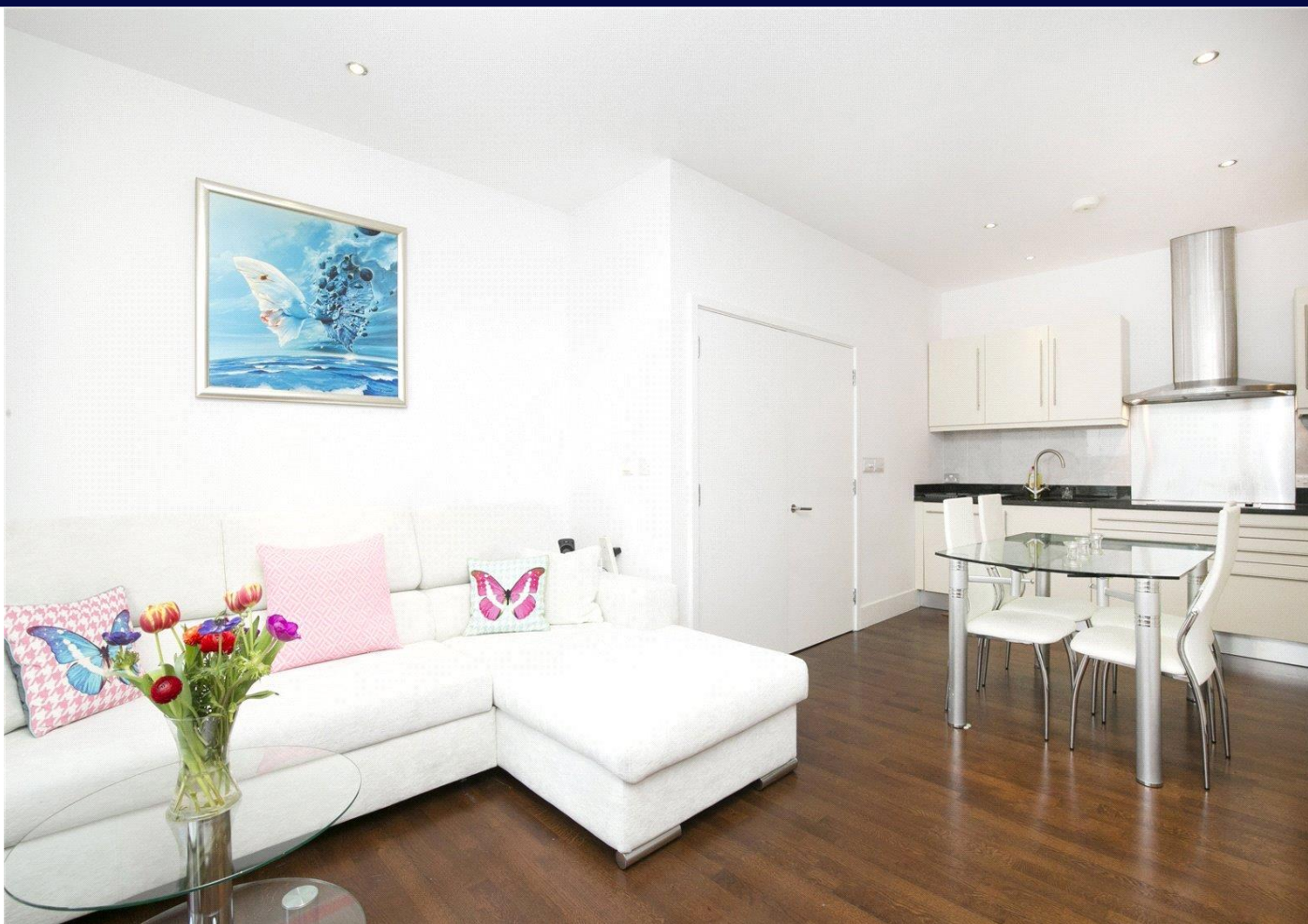
Energy Performance

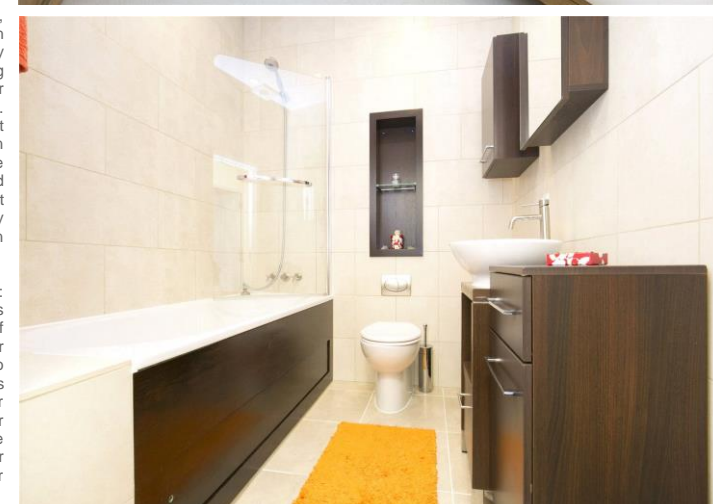
A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.

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Islington Lettings

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	64	84
England, Scotland & Wales	EU Directive 2002/91/EC	

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*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT), £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee - charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit - usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets - additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. Please be advised that the local area may be affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20190425BEBY

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