LAMB STREET
SPITALFIELDS, LONDON, E1 6EA

Furnished, £1,260 pw (£5,460 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available from 01/10/2018
LAMB STREET
SPITALFIELDS, LONDON, E1 6EA
£1,260 pw (£5,460 pcm) Furnished

• 3 bedrooms • 2 bathrooms • 1 reception
• Period features • Grade II listed • Overlooking Spitalfields • Charming apartment • Open plan kitchen and living • Private entrance • Utility room
• EPC Rating = D • Council Tax = D

Description
A truly stunning Grade II listed Victorian 3 bedroom property located in Spitalfields.

Providing 3 floors of spacious living accommodation the reception room is located on the first floor along with a large separate kitchen dining room and access to small private patio terrace. The upper floors offer 2 large double bedrooms, 2 immaculate bathrooms and a walk in wardrobe, providing extra storage.

There is a further third guest bedroom or office, presented in an immaculate condition the property has a wealth of character features such as sash windows, solid wood flooring, original fireplaces, high ceilings and exposed beams on the top floor.

Location
Lamb Street runs from Commercial Street towards the City of London and is located just moments from Bishopsgate and Liverpool Street station (National rail, Circle, Metropolitan, Hammersmith and City and Central lines). Spitalfields Market and the surrounding area offers a huge selection of superb restaurants, shops cafes and nightlife and the apartment is also a just a short walk away from Shoreditch, Brick Lane and the City of London.

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

Viewing
Strictly by appointment with Savills.
Ground Floor
- Entrance

First Floor
- Kitchen: 5.30 x 3.22
- Reception Room: 5.10 x 4.24

Second Floor
- Bedroom 1: 4.21 x 3.30
- Bedroom 2: 4.20 x 3.22

Third Floor
- Bedroom 3: 4.83 x 4.46
- Dressing Room: 3.35 x 1.70

Lamb Street, E1
Approximate Gross Internal Area = 1662 sq ft / 154.40 sqm

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only and is not to scale.
Dotted lines indicate restricted head height unless marked otherwise.
Shoreditch Lettings
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*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT), £38 (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. 20180815SHJ*

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