GILES COURT
TABERNACLE GARDENS, SHOREDITCH, LONDON, E2 7DZ

Unfurnished, £460 pw (£1,993.33 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available from 15/06/2019
GILES COURT
TABERNACLE GARDENS,
SHOREDITCH, LONDON, E2 7DZ
£460 pw (£1,993.33 pcm) Unfurnished

- Terrace • Central Shoreditch location • Great transport connections • Bosch kitchen appliances
- Lift • Cycle storage • EPC Rating = B • Council Tax = C

Description
An exceptional 1 bedroom property in a development located in the heart of Shoreditch.

This apartment in Godfrey Place boasts a modern layout, with a spacious open plan living area, wood flooring, under-floor heating and white gloss walls. The kitchen offers granite worktops, contemporary chrome fittings and integrated Bosch appliances.

The property further features a private terrace and is offered unfurnished. Additional features include triple glazing throughout, cycle storage and lift.

Situation
Residents are well placed to benefit from excellent travel links, putting the best of London within easy reach. Hoxton, Old Street and Shoreditch High Street Overground stations are 10 minutes away on foot. Multiple bus routes run from adjacent to the development, taking residents direct to Liverpool Street, Tower Bridge, London Bridge, Waterloo, and Battersea. The new Crossrail/Elizabeth Line is opening later in 2018 and will run through Liverpool Street station. The apartment is a few minutes’ walk from Columbia Road with its independent shops and Sunday flower market. Also within walking distance are Broadway Market, Hackney Farm and central Shoreditch.

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

Viewing
Strictly by appointment with Savills.
Giles Court, Tabernacle Gardens E2

Approximate Gross Internal Area = 579 sq ft / 53.79 sqm

Bedroom
3.79 x 3.13
12'5" x 10'3"

Kitchen/Reception Room
6.19 x 4.07
20'4" x 13'4"

Terrace

Fourth Floor

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.

Energy Efficiency Rating

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Net energy efficient - lower running costs

England, Scotland & Wales

EU Directive 2002/91/EC
*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 £569 (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. 20190319SHUH

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Shoreditch Lettings
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