A LATERAL SHOREDITCH PENTHOUSE WITH A ROOF TERRACE

ANLABY HOUSE, 37 BOUNDARY STREET, SHOREDITCH, E2 7JQ
Furnished, £995 pw (£4,311.67 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.*
Available from 01/05/2018
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- Shoreditch penthouse • 2 exceptionally presented bedrooms • 2 modern bathrooms • In the heart of Shoreditch • Roof terrace with views over London • Agency fees apply • EPC Rating = C • Council Tax = E

Description
An exceptional 2 double bedroom, 2 bathroom penthouse apartment which is situated on Boundary Street in Shoreditch. This lateral 6th floor apartment is beautifully presented featuring 2 bedrooms, 2 bathrooms with all principle rooms opening onto an exclusive roof terrace.

The property boasts an open-plan living and kitchen area with floor to ceiling glass windows taking in panoramic views over London with ample space to dine and entertain.

The 2 good size double bedrooms one benefiting from a en-suite and a second modern family bathroom leading off the hall.

Location
Boundary Street is a very popular residential road with fantastic connections to Shoreditch High Street station and Liverpool Street station a short walk away. With a host of boutique shops, restaurants and coffee shops all on your doorstep. Spitalfields market, Redchurch Street, Brick Lane and central Shoreditch are just around the corner.

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

Viewing
Strictly by appointment with Savills.
Anlaby House, Boundary Street, E2
Approximate Gross Internal Area = 962 sq ft / 89.37 sqm

Sixth 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.
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 out fee – charged at the end 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 £89 (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 maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20180417SHUH

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