CURTAIN ROAD, SHOREDITCH, LONDON, EC2A 3BS

Furnished, £895pw (£3,878.33 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available from 10/03/2019
CURTAIN ROAD, SHOREDITCH, LONDON, EC2A 3BS

£895 pw (£3,878.33 pcm) Furnished

• 2 Bedrooms • 2 Bathrooms • 1 Reception
• Warehouse apartment • In the heart of Shoreditch • 2 roof terraces • Furnished to a great standard • Sash windows and high ceilings • Agency fees apply • EPC Rating = B • Council Tax = F

Description
An exceptional duplex penthouse apartment located in central Shoreditch.

This stunning property offers a sizable layout arranged over 2 floors with 2 double bedrooms, 2 luxury bathrooms, a guest WC and a roof terrace on the upper floor.

The lower floor offers a spacious open plan through reception space opening out onto 2 roof terraces.

Further features include a luxury kitchen with modern appliances with a breakfast bar, exposed brickwork, roof top views and the property is offered furnished to an exceptional standard.

Location
Curtain Road is located in Shoreditch on the Eastern fringe of the City of London, around 10 minutes’ walk away from Liverpool Street and a short walk from the City's financial district. The property is ideally positioned for those looking to take advantage of the vast selection of shops, bars and restaurants the area offers and in particular the local amenities that can be found in the Shoreditch Triangle and Spitalfields. Also within easy reach are Old Street, Shoreditch High Street and Moorgate stations.

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

Viewing
Strictly by appointment with Savills.
Curtain Road, EC2A

Approximate Gross Internal Area = 1276 sq ft / 118.54 sqm
(Including Restricted Head Height)
Approximate Gross Internal Area = 1172 sq ft / 108.88 sqm
(Excluding Restricted Head Height)

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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<tr>
<th>Energy Efficiency Rating</th>
<th>Current</th>
<th>Potential</th>
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<tr>
<td>Very energy efficient - lower running costs</td>
<td>A</td>
<td>88</td>
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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 £59 (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. 20190123SHUH

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