



Top floor studio apartment located in Hoxton

Falstaff House, Arden Estate, London, N1

£1,200 pcm plus fees apply, Furnished
Available from 11.01.2021



- Newly redecorated
- Spacious studio
- Juliet balcony
- Furnished
- Lift access

Local Information

The local amenities in Shoreditch and The City are within easy reach, it is surrounded by some of East London's best bars, restaurants, and independent coffee shops. Shoreditch Park is available for all residents and within walking distance from the apartment.

About this property

A self contained studio flat situated on the top floor of a purpose built block. The apartment has been newly redecorated throughout and benefits from a modern separate kitchen, modern bathroom and ample storage throughout.

Furnishing

Furnished

Local Authority

Hackney Borough Council
Council Tax Band = A

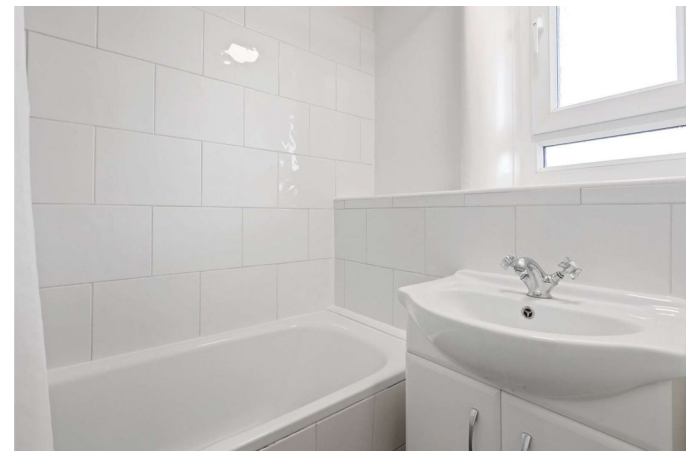
Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Shoreditch Lettings Office.
Telephone: +44 (0) 207 578 6222.





Falstaff House, Arden Estate, London, N1
Gross Internal Area 423 sq ft, 39.30 m²



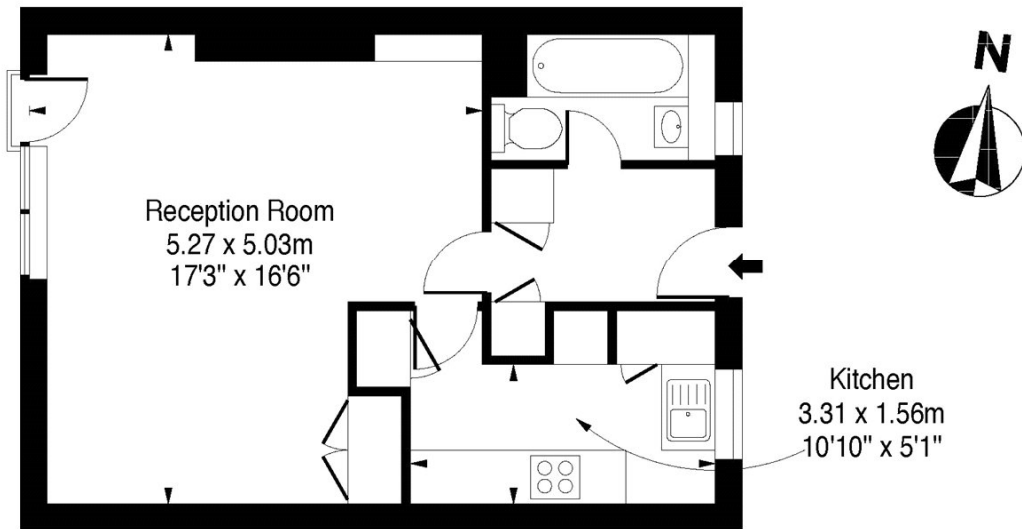
savills

savills.co.uk

Elliot Fensom
Shoreditch Lettings
+44 (0) 207 578 6222
elliott.fensom@savills.com

Falstaff House Arden Estate, N1

Approximate Gross Internal Area = 423 sq ft / 39.30 sqm



Fourth Floor

Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
and must not be relied upon as a statement of fact.
© ollyhewitt.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges please go to [Savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](https://www.savills.co.uk/applicant-guide).
Hard copy available on request. . 20201222CLO

