



City Road, , London, EC1Y 2AA

£3,000 Per Calendar Month

HUNTERS[®]
HERE TO GET *you* THERE

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DESCRIPTION

Welcome to this stunning, split-level one double bedroom apartment overlooking the beautiful green gardens of the Honourable Artillery Company (H.A.C), in the heart of the city. Enjoy breakfast on the glass terrace overlooking both the green and your own private patio below. This home is furnished with a modern twist to mid-century interior design with a light and open plan feel.

Comprising an open plan lounge with island integrated kitchen, a spacious double bedroom, contemporary bathroom with walk in shower, guest WC, private terrace and a private patio garden.

The living area combines tasteful interior decor with lovely finishing touches which create a truly tranquil atmosphere. The master bedroom has a super comfortable king-size bed, ample amounts of wardrobe storage and doors leading to a private patio garden.

This truly is a stylish and comfortable place to call your home, with floor to ceiling windows on both floors, bright and airy would be an understatement. The real highlights of the home are the terrace where you can sit in the sunshine and enjoy the fresh air, the decorated interiors and also the flat's proximity to popular Shoreditch.

Centrally located to all the beauty of central London. Tubes, buses and ride-sharing bikes are right at your fingertips. Within walking distance to Old Street, Moorgate and Liverpool Street stations.





ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewing

Please contact our Hunters Shoreditch Office on 020 7613 1798 if you wish to arrange a viewing appointment for this property or require further information.

110 Curtain Road, London, EC2A 3AH
Tel: 020 7613 1798 Email:
shoreditch@hunters.com <https://www.hunters.com>

