



PCM

**£2,200 PCM**

**Chicksand Street**  
E1 5LB



Offered for rent is this modern 2 double bedroom apartment with located just seconds from Brick Lane.

The property is in very condition throughout and features 2 good size bedroom, modern family bathroom and open plan kitchen to reception room with Juliet balcony.

Located just a few moments from the Truman Brewery on Brick Lane and a short walk to Spitalfields Market. It's a vibrant and busy part of East London and is particularly popular with 'creatives', making it a really exciting area to buy a property. Shoreditch has evolved over the past twenty years and now boasts a colourful range of bars, restaurants, and independent stores and boutiques with Hoxton Square, Broadway and Columbia Road markets close by.

Transport links include Shoreditch High Street, Liverpool Street and Aldgate East Stations which are all within a short walk.

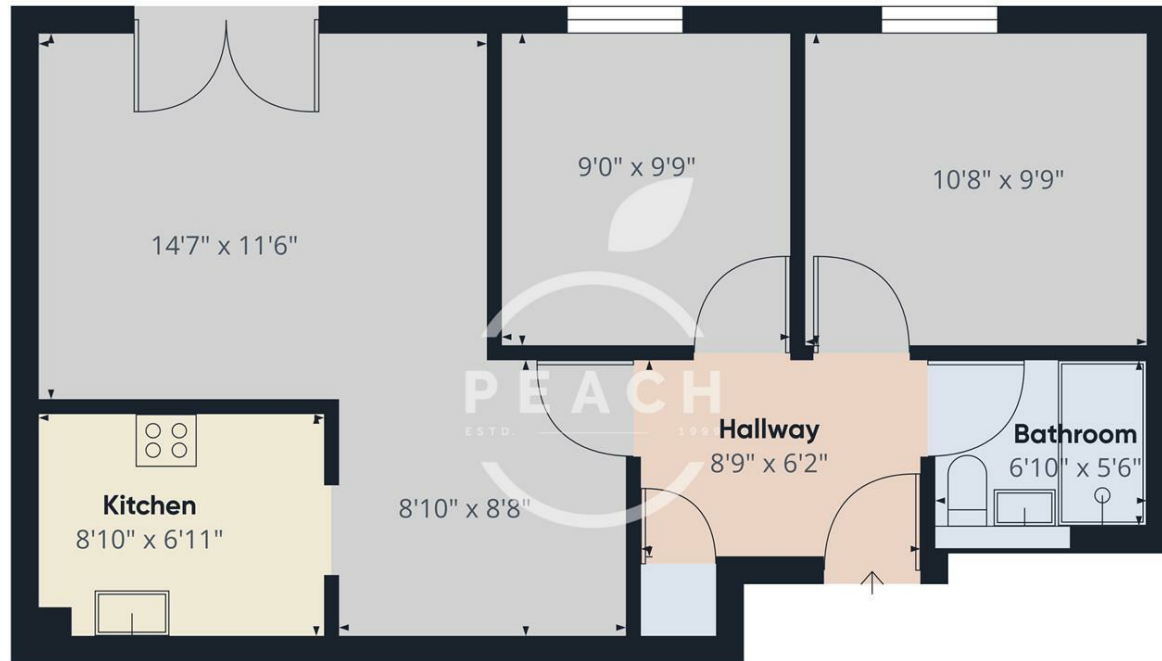
12 month agreement:: break clause subject to offer

5 weeks deposit: £3000

Council Tax: Band D







Approximate total area<sup>(1)</sup>  
590.94 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.  
GIRAFFE360

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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