



## FLAT 14 SHOREDITCH HEIGHTS 105 BRITANNIA WALK

**£3,000 PER**

This beautifully presented two-bedroom apartment is situated on the second floor of a modern development, ideally located just moments from Old Street and within easy reach of the vibrant amenities of Shoreditch and Angel.

Extending to over 700 sq. ft., the property offers generous and thoughtfully arranged accommodation, including a bright and spacious open-plan reception room with a contemporary fitted kitchen, two well-proportioned double bedrooms, an en suite shower room and a stylish main bathroom.

Finished to an excellent standard throughout, the apartment benefits from high-quality fixtures and fittings, modern interiors and an abundance of natural light.

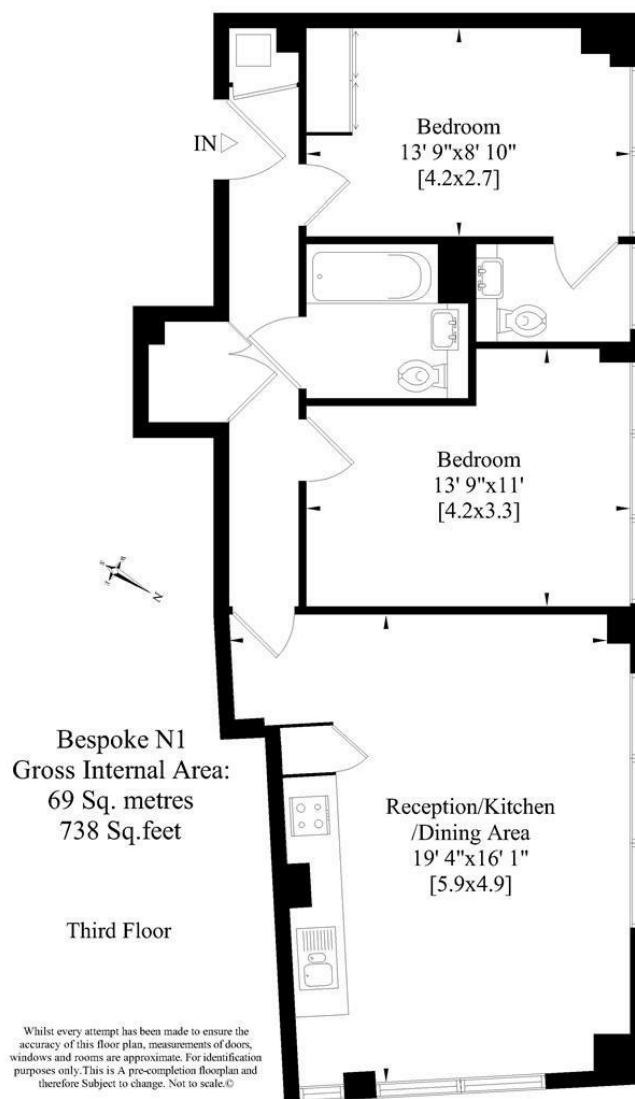
Available immediately and offered unfurnished.



- TWO BEDROOMS • TWO BATHROOMS • SECURE BUILDING • EPC B • FANTASTIC LOCATION • AVAILABLE NOW







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