hello@wjmeade.net 020 8981 3331 391 MILE END ROAD, BOW, LONDON, E3 4QS







PEARSON STREET, E2

£5,250 PER MONTH

- Beautiful Townhouse
- Two Reception Rooms
- Private Courtyard Garden
- HMO Licence - suitable for sharers
- Moments from Hoxton Overground
- Two Bathrooms

wj meade

Pearson Street



Approx Gross Internal Area = 151.8 sq m / 1634 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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WJ Meade are pleased to present this impressive Grade II Listed Georgian townhouse, to rent, prominently positioned within the Kingsland Conservation Area just moments from Hoxton Overground station. Arranged across four floors, amassing 1634sq ft with an open plan kitchen/dining/reception on the lower ground level with access out to an enclosed south facing courtyard garden, plus a formal reception on the first floor, along with one of the bedrooms. Moving upstairs, there is another bedroom, along with a shower room and bathroom suite. Up on the top floor are there other two bedrooms. Ideally situated amongst Shoreditch, Haggerston and The City, and perfect for sharers as there is a HMO licence.
Deposit is 6 week's rent.

All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor. Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through W.J. Meade Estate Agents. All subject to contract and to being unsold.

Service charge £n/a
Ground rent £n/a
Reserve fund £n/a
n/a years lease
Council tax band E
Current EPC Rating 63
Tenure:

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