

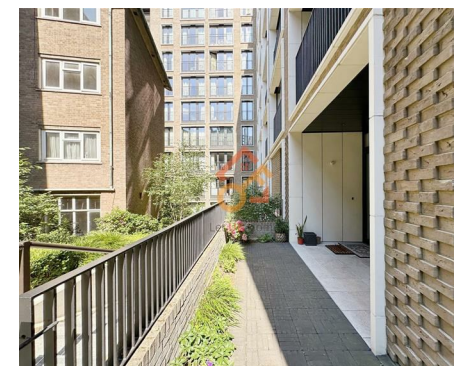
Let **UK** Home

2 Bedrooms

Flat

Located in London

£4,200 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



2 Brackley Street, Clarendon Court London

EC1Y 0AB



Let UK Home are excited to offer this spectacular two-bedroom apartment in Clarendon Court, part of The Denizen, in the heart of the City of London, Zone 1.

This property comprises a large bright open plan kitchen and living room leading to a large private balcony, two double bedrooms with wardrobes (master en-suite), a large family sized bathroom and ample storage.

Residents' at The Denizen will get access to a host of exceptional amenities including a games room, cinema, study, pocket park and concierge.

The Denizen is immersed in local British culture as it's located at a stone's throw from The Barbican — possibly London's most significant creative hub. This elegant address shines with luxurious details and is minutes away from the City, Moorgate and Farringdon stations. Thanks to its central location, residents can explore artisanal coffee, Michelin-starred restaurants, and various shopping outlets — all on their doorstep.

With the London Underground including the Elizabeth line just a short walk away, the development offers unrivalled access to the rest of the capital. The Denizen is located at a minutes walk from Barbican Tube station, which connects to King's Cross, Liverpool Street and London City Airport. Nearby Moorgate station connects commuters to Heathrow Airport and Canary Wharf.

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£4,200 Per Month



- Ground Floor
- 24h Security
- Residents Lounge
- Concierge Service
- Cinema & Game Room
- Co-working Space





Let **UK** Home

3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

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— 2 bedroom

Total Internal Area	69.5m ²	748ft ²
Total External Area	4.8m ²	51.7ft ²
Living/Dining	4.41 x 3.75	14'5" x 12'3"
Kitchen	1.76 x 4.16	5'9" x 13'7"
Master Bedroom	3.84 x 2.72	12'7" x 8'11"
Bedroom one	4.32 x 2.95	14'2" x 9'8"
Terrace	3.44 x 1.62	11'3" x 5'3"



Council Tax Band: H

Local Authority:

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		83	83
(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	

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