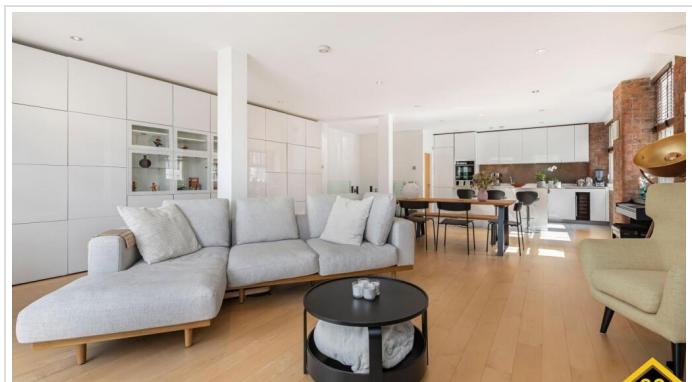


**99Home Ltd.**

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2 Bed Flat In 26-28 Bartholomew Square , London, EC1V 3QH £4,150 Monthly





## SHORT DESCRIPTION

Property Ref: 10546 Step into this impressive two-storey loft apartment on a quiet street — just moments from Old Street station and the buzz of Shoreditch and The City. The entrance opens on the lower level, where you'll find two generous double bedrooms, each with ample storage, large windows, and direct access to a private balcony. This floor also features two modern bathrooms and a handy laundry area, blending comfort with convenience. Ascend the spiral staircase to the upper level, where a stylish open-plan living space awaits. Designed with an industrial edge, this bright and versatile area is perfect for entertaining, dining, or simply unwinding. The contemporary kitchen boasts quartz worktops, feature lighting, and a central island with breakfast bar, making it the heart of the home. From here, step out onto a second balcony with open views across the park - a dynamic backdrop for evening sunsets. Substantial storage and a full bathroom complete this level. With 1,280 sq ft of living space, two balconies, and a prime location, this loft offers the perfect balance of industrial character and modern finishings, all in the heart of the city. Property Type: Flat Full Renting price: £4150.00 Pricing Options: Fixed Price Tenure: 12 months Council tax band: F EPC rating: C Measurement: 1280 sq.ft. Outside Space: Balcony Parking: On street Heating Type: Gas Heating -----

2

Bed Room(s)

3

Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



For illustrative purposes only. Not drawn to Scale

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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