

## 1 Bed Flat In Flat 2 , London, E8 4AE

£2,200 Monthly





## SHORT DESCRIPTION

Property Ref- 11512 This spacious and furnished one-bedroom flat is available from the 29th August 2025. It has a second room that can be used as a separate office for those working from home. The flat is bright and decorated in neutral colours with wooden floors throughout. An open-plan contemporary kitchen and living area provide a great space to entertain and relax. It is furnished with a sofa chaise lounge, a bench table, and chairs. The kitchen comes with all white goods, including a dishwasher and washing machine. The double bedroom is located at the back of the flat and includes a King-size bed, drawers, and plenty of storage in the bespoke and contemporary built-in wardrobe. The second room (see pictures) can be set up as an office and has built-in storage that matches the bedrooms. It also has plenty of natural light through the window. The bright bathroom has a shower over a bath and storage. You'll be living within a few minutes walk of Kingsland Dalston Junction Stations, providing easy access to Canary Wharf. There are also numerous bus routes that offer quick and easy routes into the Shoreditch and City areas. The area is full of local shops, cafes, artisan bakeries, restaurants, and bars. You can also find green spaces like De Beauvoir, Haggerston, and London Fields within a short walk. Available 29th August 2025 See a 360-degree virtual tour Rent directly from a private landlord. No tenant fees. No Agent inquiries please. Property Type: Flat Full Renting price: £2200.00 Pricing Options: Fixed Price Tenure: 12 months Council tax band: C EPC rating: C Measurement: 527.432 sq.ft. Parking: On street Heating Type: Gas Central Heating -----



**Bed Room(s)**



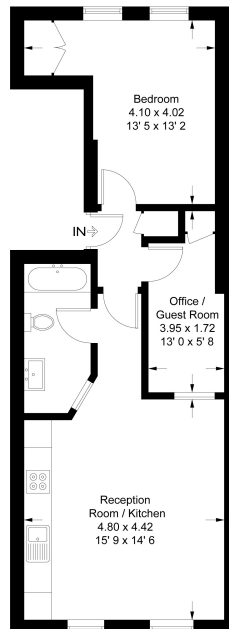
**Bath Room(s)**



**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.



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

## 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.

Property type	Mid-floor flat
Total floor area	49 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.  
[See how to improve this property's energy efficiency.](#)

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

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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