



Ellen Phillips Lane, London E2

Price £960 per week - Furnished







Description

A rarely available 3 bedroom duplex apartment in the sought after Mettle & Poise.

Furnished to a high standard, this stunning apartment offers an abundance of living space -approx. 1304 sq ft, arranged over two floors. The lower level comprises a large living area and fully fitted kitchen with Siemens appliances, as well as a downstairs cloakroom and storage cupboard. The upper level boasts 3 bedrooms, with walk-in wardrobe and en-suite shower room to master bedroom, en-suite bathroom to second double bedroom and third bedroom that can be used as a study or single room. The master bedroom also has access to a large balcony.

The development boasts an excellent location next to Hackney City farm and is close to Broadway Market, Columbia Road Market and London Fields. Mettle and Poise is also well connected for the City and is 0.4 miles from Hoxton Overground station.

Rent is payable on a monthly basis and you may be required to pay more than a month's rent in advance, depending on your circumstances. You will be required to pay a 1 week holding deposit following a successful offer. Utility bills, council tax, tele

- 3 Bedrooms
- 2 Bathrooms
- Balcony
- Arranged over 2 floors
- Fully fitted kitchen with integrated Siemens appliances
- 0.4 mile from Hoxton Overground Station
- Approx. 1,304 sq ft (121.1 sq m)
- Furnished
- EPC: B
- Council tax: Band E

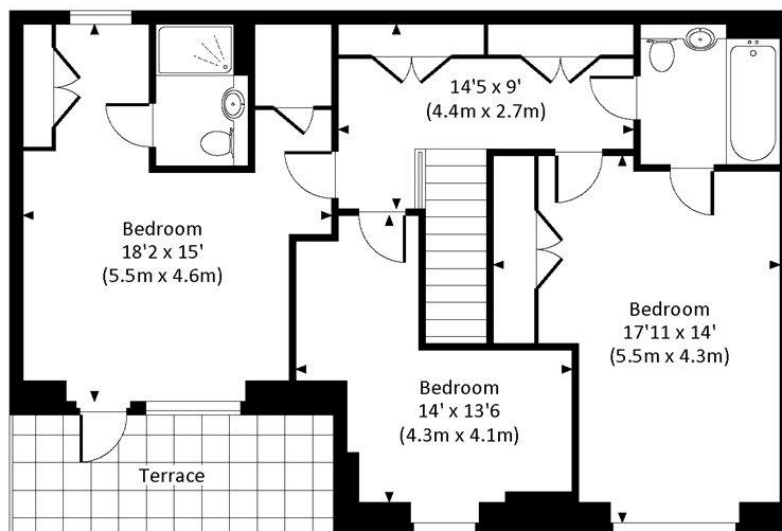
Floorplan

1,304 sq ft | 121 sq m

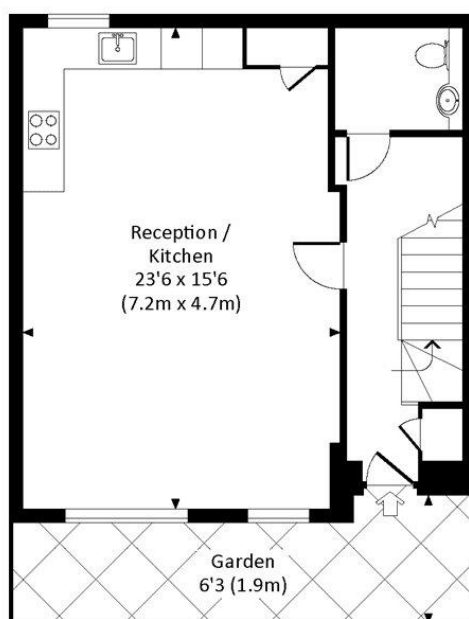
ELLEN PHILLIPS LANE, E2

Approx. gross internal area

1304 Sq Ft. / 121.1 Sq M.



FIRST FLOOR



GROUND FLOOR



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2017 www.dowlingjones.com 020 7610 9933

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