

## Chance Street, London, E2

This unique one-bedroom house offers a rare opportunity to rent an individual home in the heart of Shoreditch. Arranged over three storeys, the property has been designed with both style and practicality in mind, providing a bright and well-proportioned living space.

The open plan reception and kitchen, complete with high end appliances, form the centre of the home, with excellent natural light creating an inviting and versatile area for day-to-day living. The property enjoys its own private front door, enhancing the sense of independence and privacy that is hard to find in such a central location.

Outdoor space is a true highlight, with a stunning roof terrace as well as two additional patios/balconies, offering multiple options for entertaining, relaxing, or simply enjoying a moment of calm above the city.

Located just moments from Shoreditch High Street station, residents have immediate access to excellent transport links along with the area's renowned restaurants, bars, and amenities.

The property is offered as a furnished let and is ready to move into.

**£2,850 POA**

- Unique one bedroom house
- Open plan reception/kitchen
- Three storey home
- Stunning roof terrace
- Two further patios/balconies
- Own front door
- Masses of natural light
- Head lease prohibition on pets
- Hardwood floors with underfloor heating
- Moments from Shoreditch High Street station

# Chance Street, E2 7JB

Approx Gross Internal Area = 55.6 sq m / 598 sq ft

Restricted Head Height = 19.5 sq m / 210 sq ft

Balcony = 1.3 sq m / 14 sq ft

Total = 76.4 sq m / 822 sq ft



Ref :

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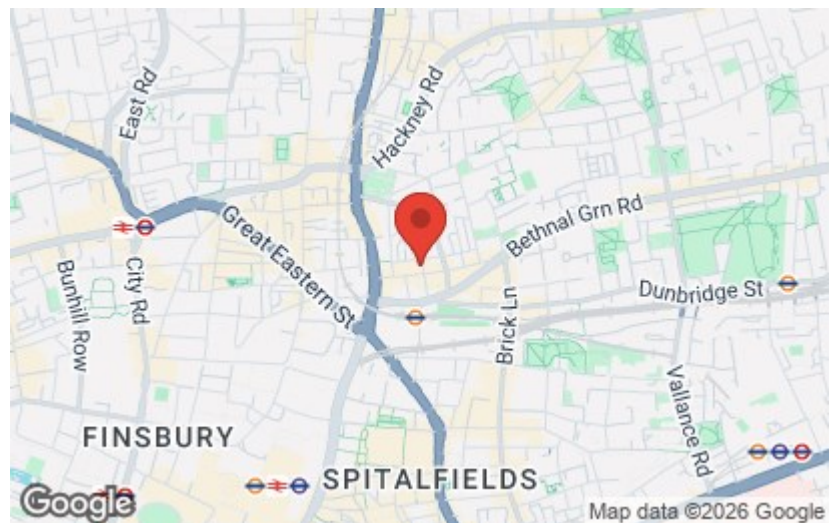
**BLEU  
PLAN**

The floor plan is 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 your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	57
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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