

High Timber Street, EC4V

 $\pounds 575 \text{ per week}$  - Available 22/08/2015

Beyond your expectations

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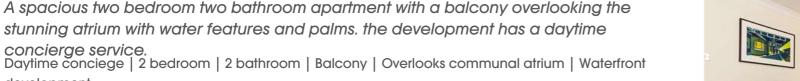
A spacious two bedroom two bathroom apartment with a balcony overlooking the stunning atrium with water features and palms. the development has a daytime

development.

## Description

A spacious two bedroom two bathroom apartment with a balcony overlooking the stunning atrium with water features and palms. the development has a daytime concierge service.

**Furnishing** Furnished





#### **Hamptons City Lettings**

Aldermary House 15 Queen Street London EC4N 1TX Tel: 020 7236 8399 - citylettings@hamptons-int.com www.hamptons.co.uk

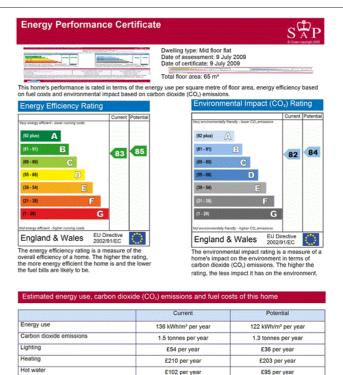




ESS.

### Floorplan

### **Energy Performance Certificate (EPC)**



Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. The conflictate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



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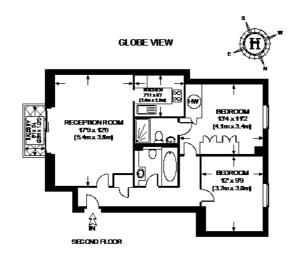
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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# APPROXIMATE GROSS INTERNAL AREA = TOTAL = 704 SQ. FT. (65.4 SQ. M.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions relient upon them Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property.