



**ST CLEMENTS HOUSE, LEYDEN STREET, LONDON, E1
£3,200 PER MONTH FURNISHED, PART FURNISHED**

IMPECCABLE HUGE SUB-PENTHOUSE APARTMENT WITH LARGE PRIVATE TERRACE OVERLOOKING THE CITY AND THE GHERKIN

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.



DESCRIPTION:

A stunning sub-penthouse apartment situated in the sought after St Clements House on a secluded street just 200m from Liverpool Street Station that benefits from impressive views of the Gherkin and city.

This large apartment benefits from a private South-facing terrace overlooking the city vista and comprises 420sq ft reception room, open-plan fitted kitchen with Smeg appliances (Iconic Smeg Fridge), two big double bedrooms, two contemporary bathrooms (one ensuite) and is decorated to a high standard throughout.

St Clements House is built in an attractive 1930's style and includes porter service.

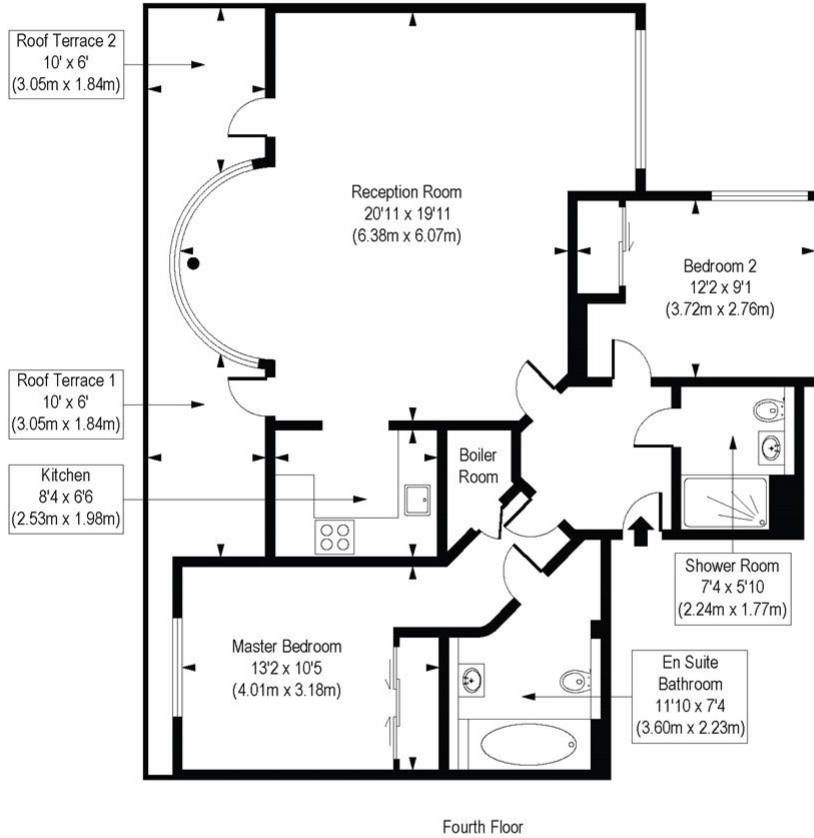
Spitalfields market is just 150m away and the development is perfectly located on the edge of the city business district.

The property is offered furnished, has plenty of storage and is ideal for city professionals.



St. Clements, E1

Approx. Gross Internal Floor Area 928 sq. ft / 86.25 sq. m



COMPLIANT WITH BCS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.