



**MARGERIE COURT, 5 ESKER PLACE, LONDON, E2**  
**£2,200 PER MONTH FURNISHED, PART FURNISHED, UNFURNISHED**

**A STUNNING ONE BEDROOM APARTMENT IN THE  
MODERN MARGERIE COURT DEVELOPMENT.**

**Shoreditch | 020 7749 7650 | [shoreditch@winkworth.co.uk](mailto:shoreditch@winkworth.co.uk)**

**Winkworth**

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.

**[winkworth.co.uk](http://winkworth.co.uk)**

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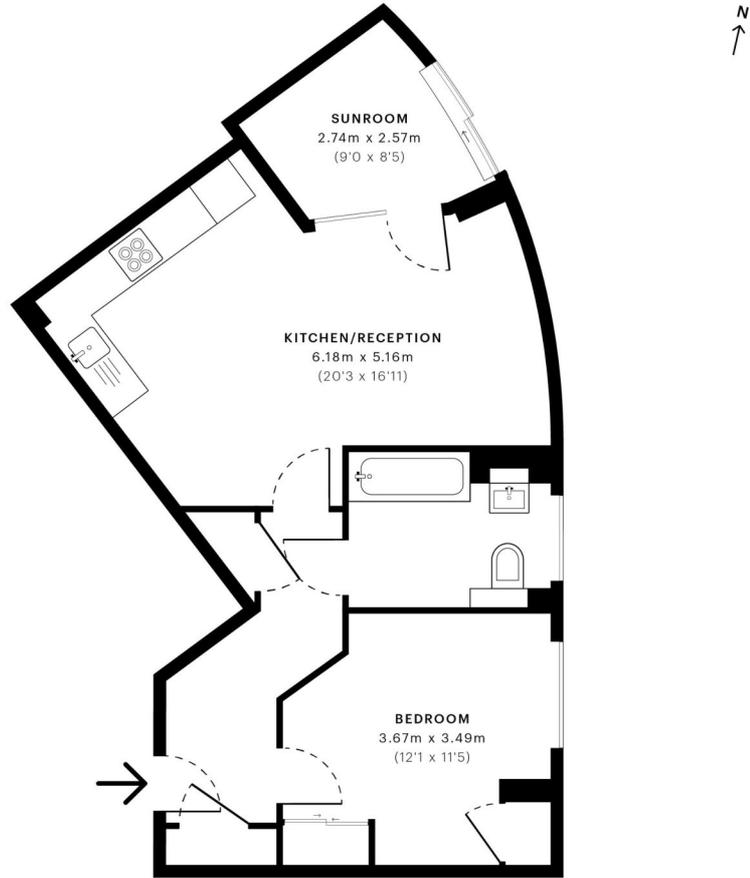
## DESCRIPTION:

A stunning one bedroom apartment in the modern Margerie Court development, just off the popular Hackney Road with its boutique shops, restaurants and bars. This large one bedroom property comprises a vast open plan living room/kitchen featuring high quality appliances and stylish lighting, a spacious modern bathroom with high attention to detail and bedroom with ample fitted storage space. The property also benefits from a private winter garden with the use of outside space all year round. Cambridge Heath overground and Bethnal Green underground stations are nearby providing great transport links further in and out of the city. Early viewing recommended!

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— Fourth Floor

 <p><b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property. 55.6 Sqm / 598.1 Sqft</p>	 <p><b>NET INTERNAL AREA (NIA)</b> Excludes walls and external features. Includes washrooms, restricted head. 53.3 Sqm / 573.3 Sqft</p>	 <p><b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc. 0.0 Sqm / 0.0 Sqft</p>	 <p><b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.5m 0.0 Sqm / 0.0 Sqft</p>
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Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL  
56.3 Sqm / 606.5 Sqft  
IPMS 3C RESIDENTIAL  
54.0 Sqm / 581.7 Sqft

SPEC ID  
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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.