

**Cropley Court, Cropley Street, Old Street  
1 Bedroom Flat**

**Price: £403 pw**



- ✓ One Bedroom Flat
- ✓ Recently Refurbished
- ✓ 502 Sq Ft

- ✓ Private Garden
- ✓ Available Now

## Cropley Court, Cropley Street, Old Street

Bryan Estates are pleased to offer this recently refurbished one bedroom ground floor flat with garden.

Located in Cropley Court a low rise ex local authority block, this spacious property features a modern bathroom, good sized double bedroom, large reception room with access to a private garden and a fitted separate kitchen.

Conveniently located for Shoreditch Park, Old Street Station, Hoxton Square and the numerous amenities of Shoreditch High Street.

Cropley Street further provides excellent links to Moorgate, Barbican and Angel.

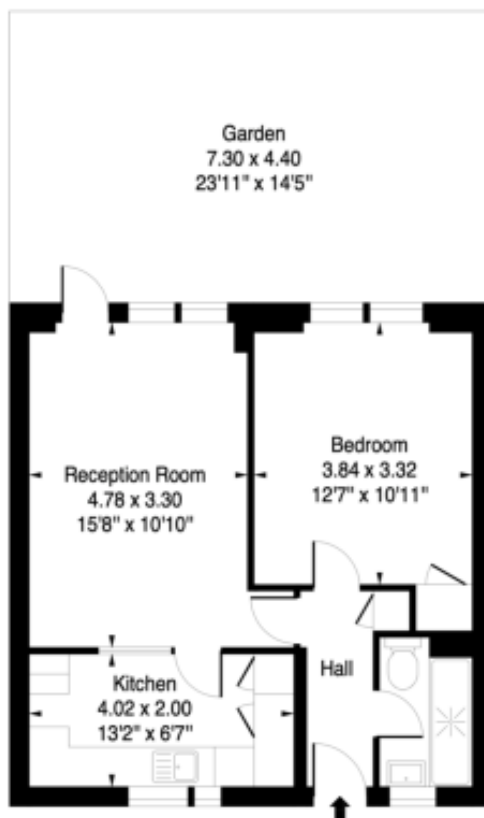


Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own enquiries regarding such matters.

Measurements are approximate and are for a guide only (room measurements are taken and to be to the nearest 3"), we would therefore advise prospective purchasers to check any measurements that are of particular importance to them. Some statements are inevitably 'subjective' and are therefore the view of the author at the time the information was prepared. If any items are important to you, please check with the office first, especially if you are travelling some distance to view.



**Cropley Court,  
 Complex Street, N1**  
 Approximate Gross Internal Area = 502 sq ft / 46.64 sqm  
 Approximate Garden Area = 346 sq ft / 32.14 sqm



### Ground Floor

Measured in accordance with RICS guidelines.  
 This floor plan is for illustrative purposes only  
 and must not be relied upon as a statement of fact.  
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## Energy Performance Rating

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		