



Rosewood Building, Cremer Street, London, E2 8GX

£765,000

A 2 DOUBLE BEDROOM APARTMENT FOR SALE LOCATED IN THE SOUGHT AFTER SHOREDITCH EXCHANGE DEVELOPMENT.

The apartment faces South towards the internal gardens and has a spacious terrace which can be accessed from both of the bedrooms and the lounge.

The Shoreditch vibe is continued inside the apartment with designer bathrooms and kitchens as well as its interior designed furnishings. The designer communal areas include gym, cinema, residents lounge/library and roof gardens with City views. A 24 hour concierge is also at your service.

The accommodation comprises a spacious and bright lounge with access to a South facing terrace, open access to a fully fitted kitchen, all bedrooms are fitted with storage and have access to the terrace as well as use of a designer family bathroom off the hallway.

Service charge £4224 per annum
Ground rent £600 per annum
Lease: 996 years remaining

*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- SHOREDITCH EXCHANGE E2
- ALL ROOMS ACCESS TERRACE
- 24 HR CONCIERGE
- 2 DOUBLE BEDROOMS
- SOUTH FACING TERRACE
- "SHOREDITCH" INTERIOR STYLING
- RESIDENTS ROOF GARDEN
- RESIDENTS GYM, CINEMA & LIBRARY

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RECEPTION ROOM

KITCHEN

BEDROOM

RECEPTION ROOM

RECEPTION ROOM

BALCONY

BEDROOM

RESIDENTS LOBBY

RESIDENTS LIBRARY/LOUNGE

SHOREDITCH EXCHANGE

SHOREDITCH EXCHANGE

RESIDENTS GYM

RESIDENTS LIBRARY/LOUNGE

ROSEWOOD BUILDING

RESIDENTS GYM

RESIDENTS LOBBY

RESIDENTS LOBBY

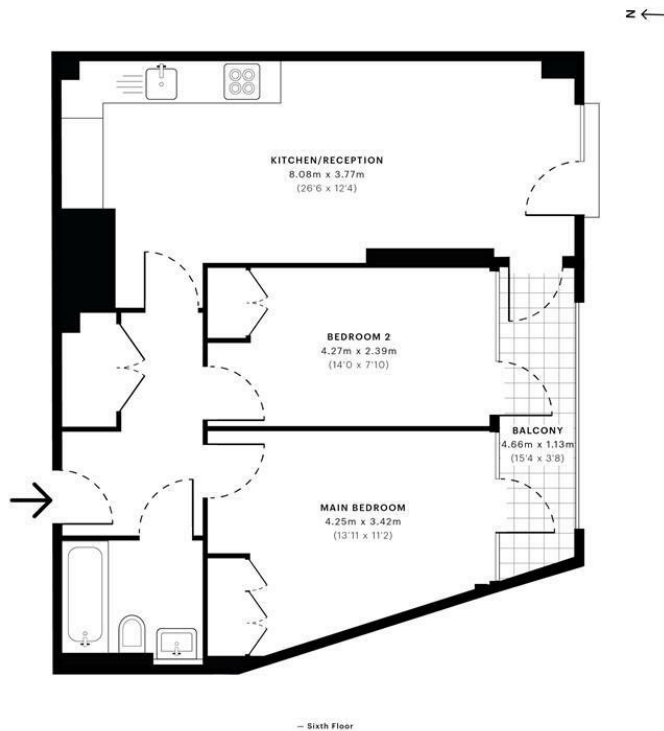
BEDROOM

BEDROOM

BATHROOM

VIEW FROM BALCONY

RESIDENTS CINEMA



GROSS INTERNAL AREA (GIA)
The footprint of the property.
60.91 sqm / 655.63 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes bedrooms, restricted head heights.
57.81 sqm / 622.26 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
4.91 sqm / 52.85 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m.
0.00 sqm / 0.00 sqft

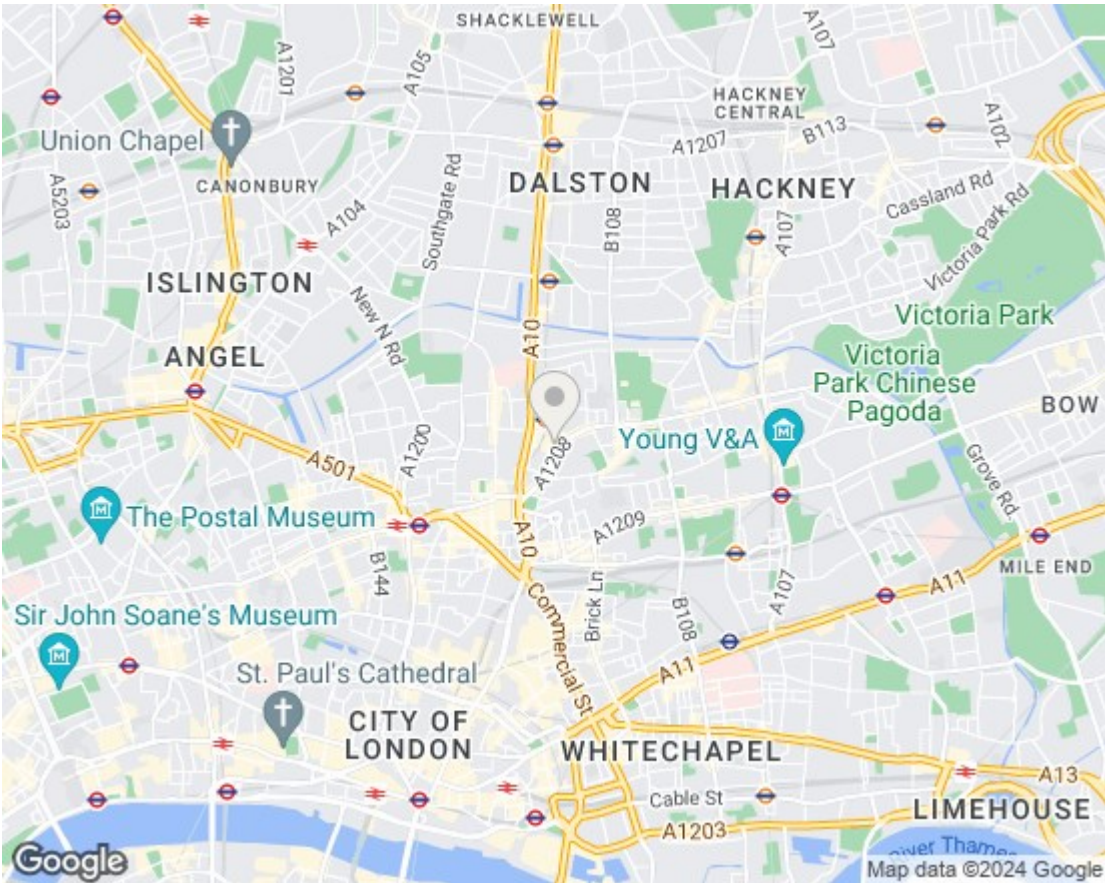
spec Verified

RICS Certified Property Measurement

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and 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 65.56 sqm / 705.68 sqft
IPMS 3C RESIDENTIAL 62.90 sqm / 677.05 sqft

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.