



## 3 4 COTTONS GARDENS

LONDON, E2 8DN

£2,200

A truly stunning example of a warehouse conversion situated in the heart of Shoreditch.

The property benefits from a spacious open plan living room, a modern newly tiled bathroom, double glazed windows, wooden flooring throughout, lift access, and is situated in a very trendy area in the heart of Shoreditch.

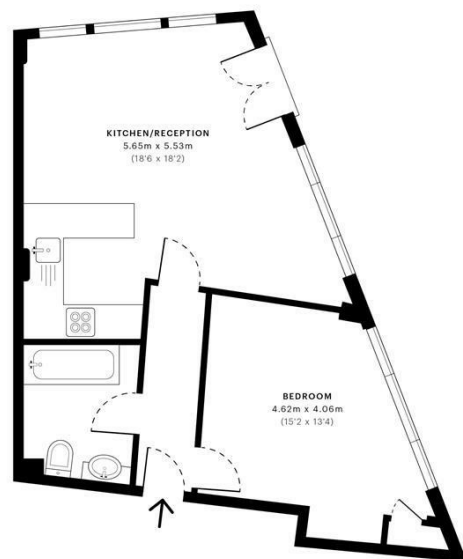
The property is located at the junction of Cotton's Gardens and Kingsland Road. Close to Old Street, Shoreditch High Street and Hoxton stations.

The property is offered furnished or unfurnished.

**Hemmingfords**

Cotton's Gardens, E2  
CAPTURE DATE: 22/05/2021 LASER SCAN POINTS: 1,682,103

GROSS INTERNAL AREA  
49.05 sqm / 527.97 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
49.05 sqm / 527.97 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes swimming pools, covered terraces  
47.02 sqm / 506.12 sqft

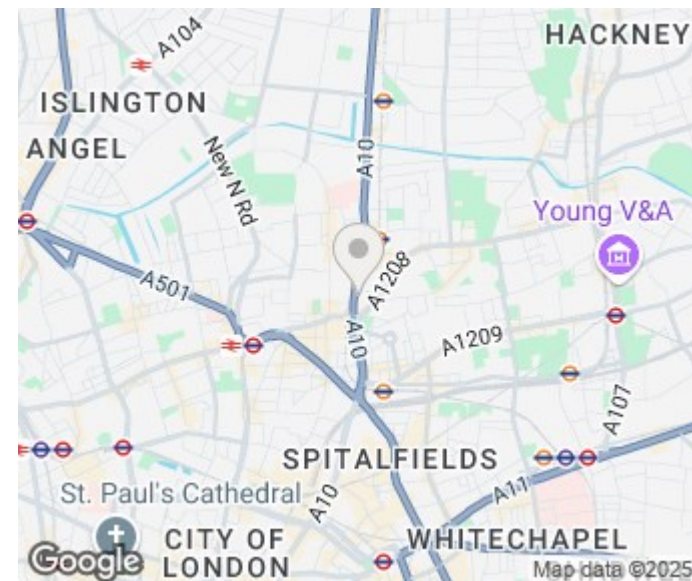
EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

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



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 3 RESIDENTIAL: 50.01 sqm / 538.30 sqft  
IPMS 3C RESIDENTIAL: 48.49 sqm / 521.71 sqft  
SPEC ID: 60462269676770634076667



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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