



4 4 COTTONS GARDENS E2 8DN

£2,600 PCM

A stunning two double bedroom, warehouse conversion moments from Shoreditch High Street.

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

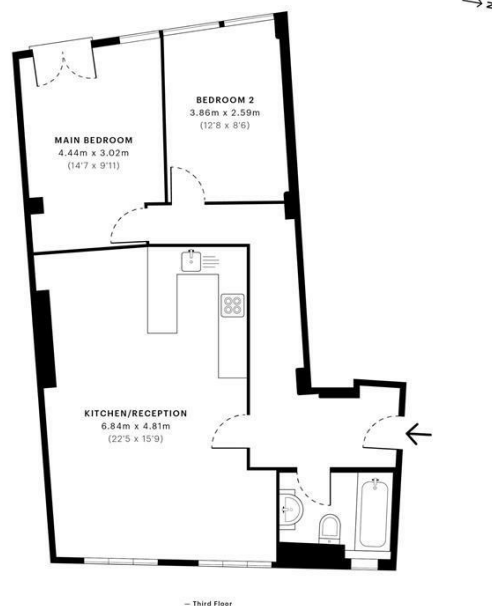
The property is located at the junction of Cotton's Gardens and Kingsland Road in a very trendy area of London. Close to Old Street, Shoreditch High Street and Hoxton stations.

The property is offered unfurnished

Hemmingfords

Cotton's Gardens, E2
CAPTURE DATE: 20/07/2022 LASER SCAN POINTS: 47322.876

GROSS INTERNAL AREA
69.20 sqm / 744.86 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
69.20 sqm / 744.86 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, covered terraces
66.10 sqm / 711.49 sqft

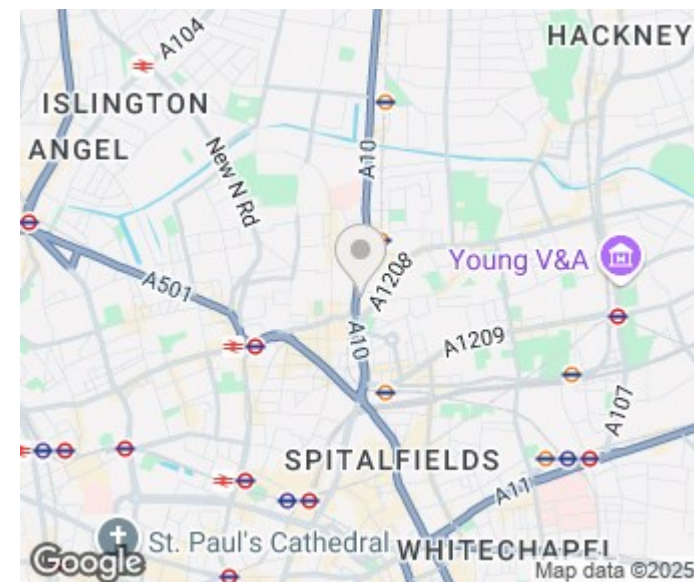
EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

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.

SPIN 3D RESIDENTIAL: 68.67 sqm / 739.15 sqft
SPIN 3D RESIDENTIAL: 66.48 sqm / 715.37 sqft
SPIN 3D: 62.06 sqm / 667.50 sqft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(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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