



Rosewood Building, Cremer Street, London, E2 8GX

£800,000

A 5TH FLOOR ONE BEDROOM 1ST FLOOR APARTMENT FOR SALE LOCATED WITHIN THE VERY SOUGHT AFTER "SHOREDITCH EXCHANGE" DEVELOPMENT, E2

The apartment set over 660 square feet plus a spacious balcony which can be accessed from both the bedroom 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 area with access to a balcony, open access to a fully fitted kitchen, Bedroom with fitted storage with access to the terrace and a stunning bathroom suite. This oversized apartment also benefits from ample storage.

Service charge £4350 per annum
Ground rent £500 per annum
Lease: 997 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
- OVER 650 SQUARE FEET
- RESIDENTS GYM, CINEMA & LIBRARY
- 1 BEDROOM FLAT
- PRIVATE BALCONY
- 24 HR CONCIERGE
- CHAIN FREE
- SHOREDITCH INTERIOR STYLING
- ROOF GARDEN

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SHOREDITCH EXCHANGE



BEDROOM



RECEPTION ROOM



BATHROOM



KITCHEN



BALCONY

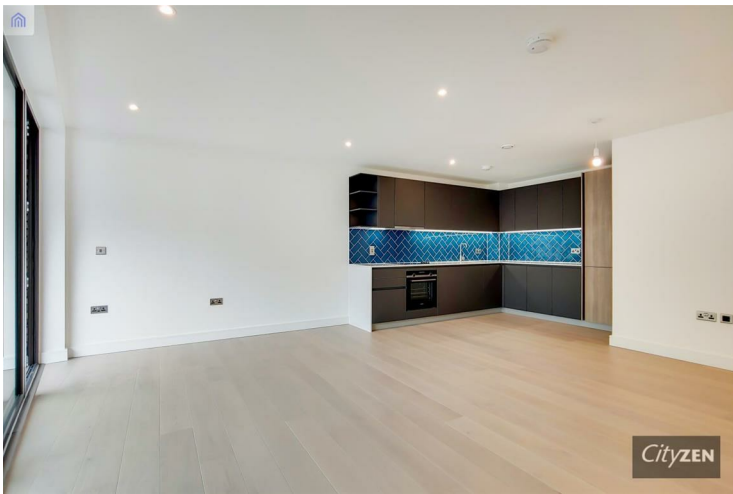
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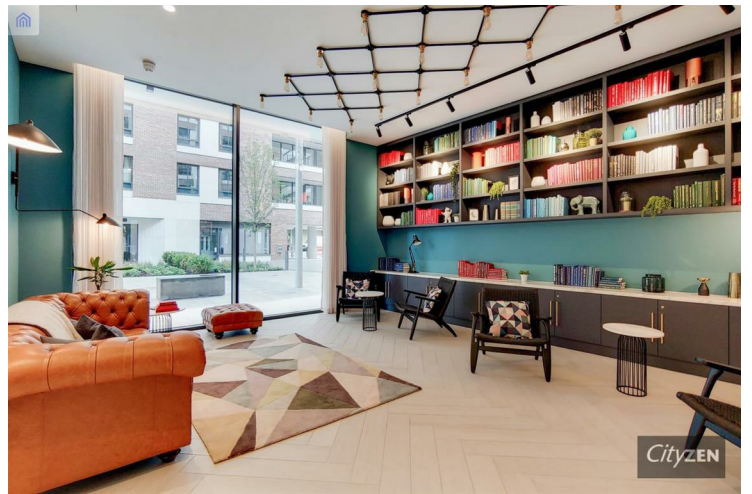
BEDROOM



ROSEWOOD BUILDING



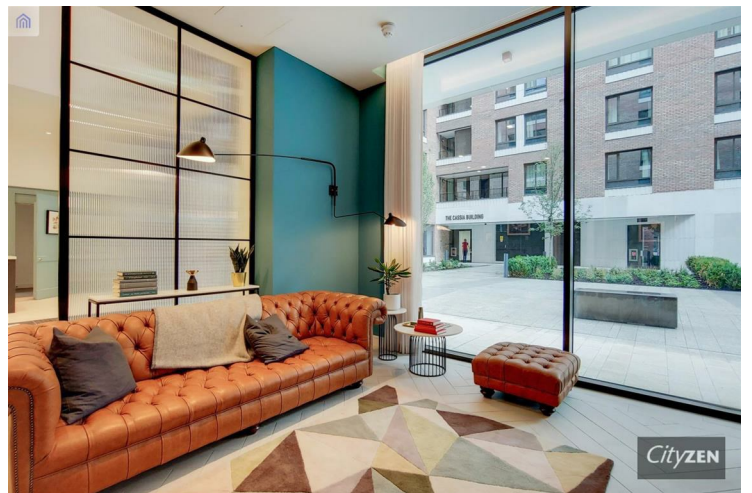
RECEPTION ROOM



LOBBY



RECEPTION ROOM



LOBBY

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ENTRANCE



LOBBY



GYM



LOBBY



GYM

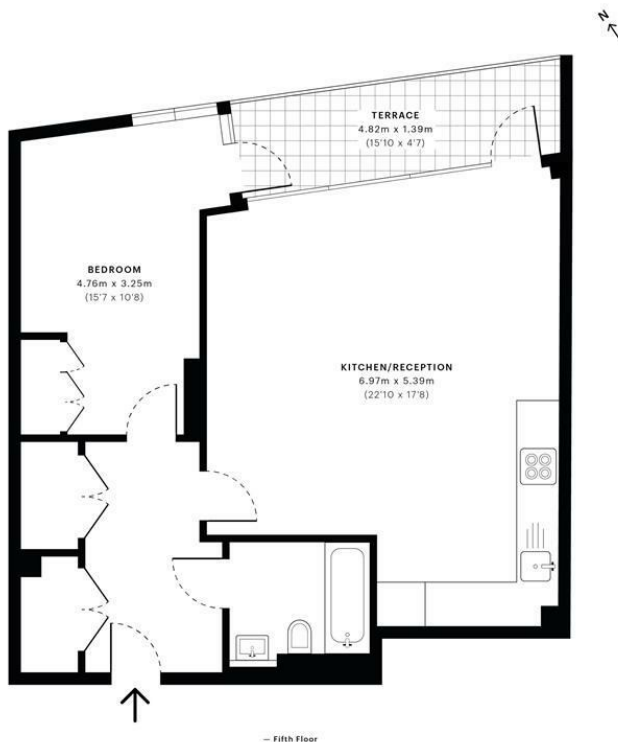


LOBBY

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CINEMA ROOM



GROSS INTERNAL AREA (GIA)
The footprint of the property
61.17 sqm / 658.43 sqft

NET INTERNAL AREA (NIA)
Excludes walls and structural features
Includes swimming pools, restricted head height
58.45 sqm / 629.15 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
6.55 sqm / 70.50 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 2.0m
0.00 sqm / 0.00 sqft

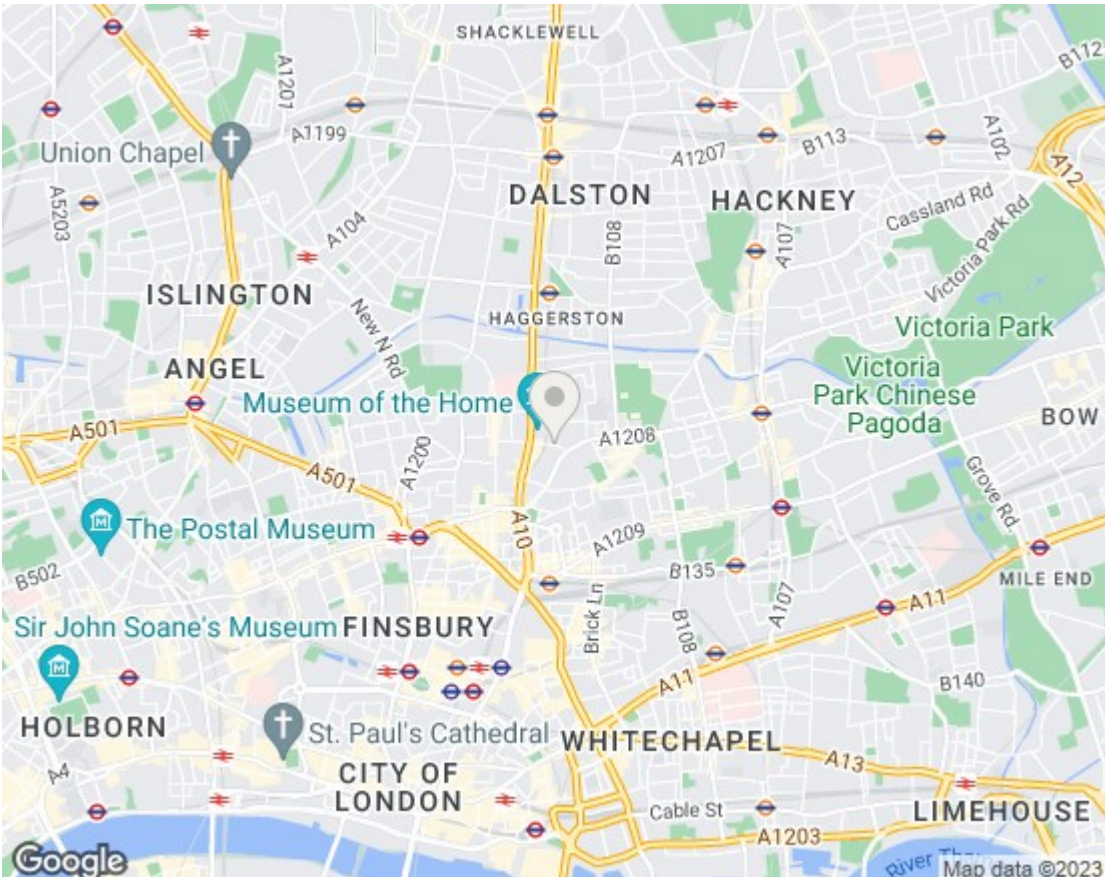
spec Verified

RICS Certified Property Measurer

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: 67.63 sqm / 730.12 sqft
IPMS 3C RESIDENTIAL: 65.58 sqm / 705.90 sqft

wrc id: 5034697488bcb10a014214d5



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		91	91
(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.