



## **Cassia Building, Gorsuch Place, London, E2 8HY**

### **£1,100 Per Week**

A 3 bedroom penthouse apartment for rent situated in the very sought after 'Shoreditch Exchange' development Shoreditch, E2

The apartment is set over 1055 square feet plus boasts over 250 square feet of outside space with stunning views of the City skyline

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 roof terrace, open access to a fully fitted kitchen leading onto a dining area with further balcony to the rear. All bedrooms are fitted with storage and the master bedroom has access to the roof terrace and its own en-suite with the unique feature of a floor to ceiling window overlooking the City. The other 2 bedrooms are doubles and have the use of a designer family bathroom off the hallway.

Furnished. Property available from 14.06.2024

- AVAILABLE FROM 14.06.2024
- OVER 1055 SQUARE FEET
- RESIDENTS GYM, CINEMA & LIBRARY
- 3 DOUBLE BEDROOMS
- OVER 250 SQUARE FOOT OF TERRACES
- 24 HR CONCIERGE & RES ROOF GARDENS
- PENTHOUSE
- ROOF TERRACE WITH CITY SKYLINE VIEWS
- FURNISHED

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KITCHEN LEADING TO DINING AREA



LOUNGE AREA



LOUNGE AREA



BEDROOM



BEDROOM



BEDROOM



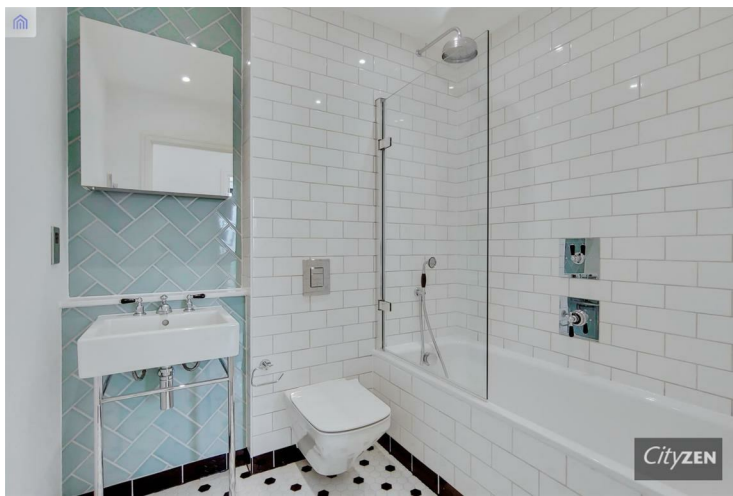
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EN-SUITE



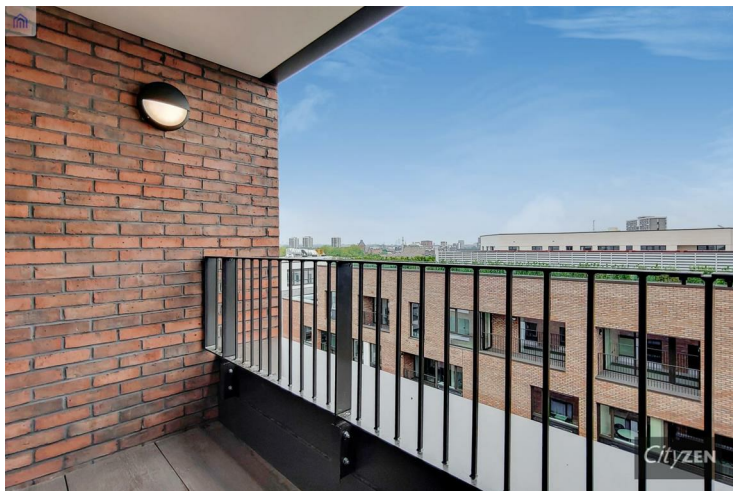
TERRACE OVER LOOKING THE CITY



BATHROOM



VIEW FROM TERRACE



BALCONY OFF DINING AREA



VIEW FROM BALCONY



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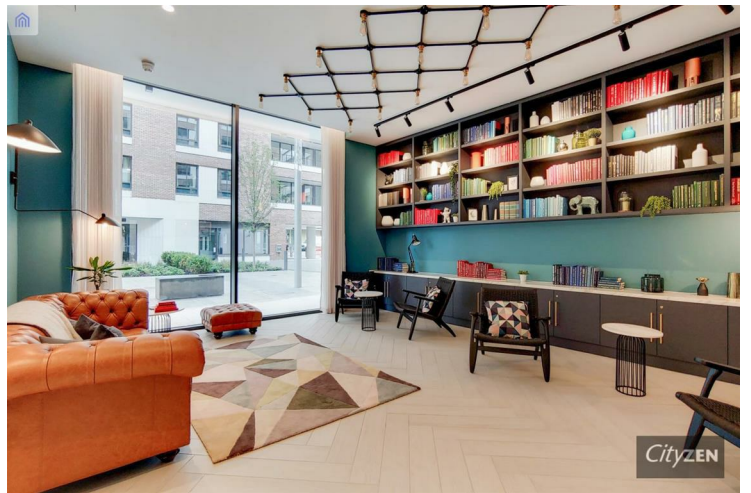
SHOREDITCH EXCHANGE



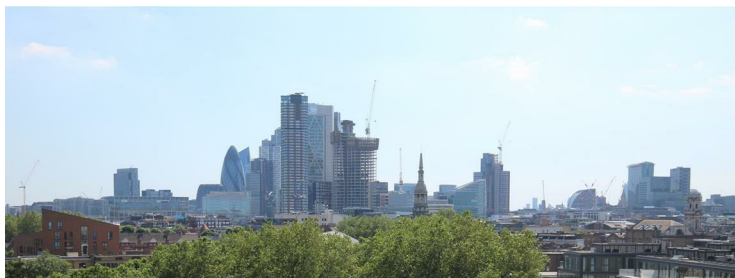
POOL TABLE IN RESIDENTS LOUNGE



SHOREDITCH EXCHANGE



RESIDENTS LIBRARY/LOUNGE



VIEW OF THE CITY FROM TERRACE



RESIDENTS GYM

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RESIDENTS LIBRARY/LOUNGE

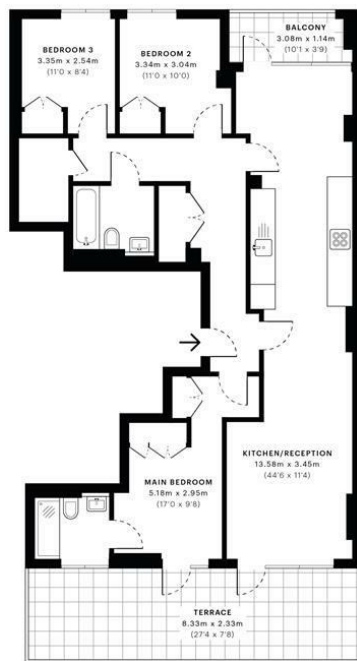


RESIDENTS CINEMA



RESIDENTS GYM





— Eighth Floor

GROSS INTERNAL AREA (GIA)  
The floorplan of the property  
98.98 sqm / 1065.41 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes voids and external head height  
93.93 sqm / 1011.05 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
22.69 sqm / 244.23 sqft

RESTRICTED HEAD HEIGHT  
Limited 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.

AREA OF RESIDENTIAL: 121.10 sqm / 1303.51 sqft  
AREA OF COMMERCIAL: 110.65 sqm / 1195.09 sqft  
AREA OF OTHER: 0.00 sqm / 0.00 sqft

AREA OF OTHER: 0.00 sqm / 0.00 sqft

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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