



Rosewood Building, Cremer Street, London, E2 8GX

£600 Per Week

A ONE BEDROOM SHOREDITCH APARTMENT TO RENT IN LUXURY MODERN DEVELOPMENT NEAR COLUMBIA ROAD, SHOREDITCH HIGH ST AND BRICK LANE.

This very large one bedroom 5th floor apartment is located in the much sought after Shoreditch Exchange development in E2

The apartment is 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.

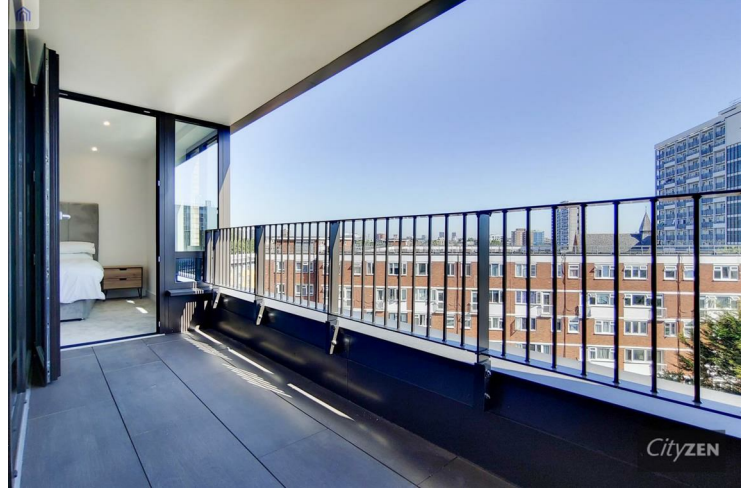
COMES FURNISHED. AVAILABLE FROM 08.07.2024

- SHOREDITCH EXCHANGE E2
- OVER 650 SQUARE FEET
- RESIDENTS CINEMA & LIBRARY
- RESIDENTS ROOF GARDEN
- ONE BEDROOM FLAT
- PRIVATE BALCONY
- 24 HR CONCIERGE & GYM
- AVAILABLE FROM 08.07.2024
- AMAZING APARTMENT
- "SHOREDITCH" INTERIOR STYLING

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RECEPTION ROOM



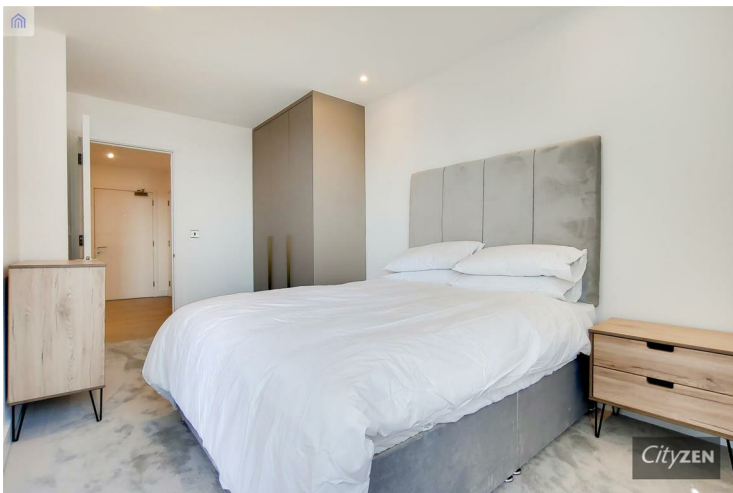
BALCONY



KITCHEN



RECEPTION ROOM



BEDROOM



RECEPTION ROOM

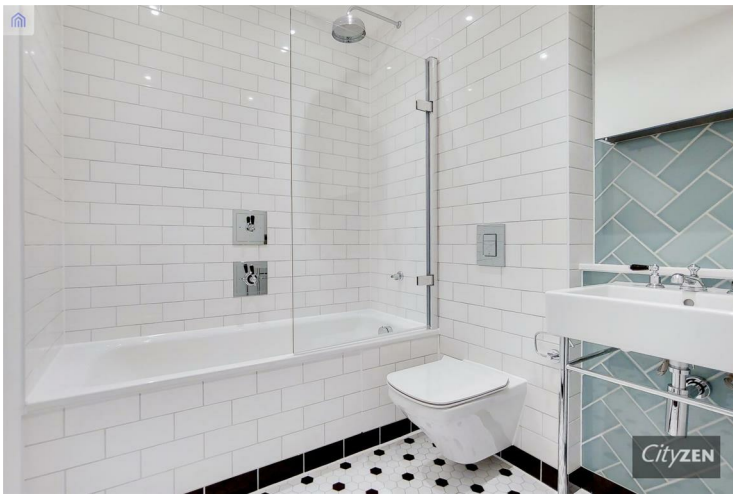
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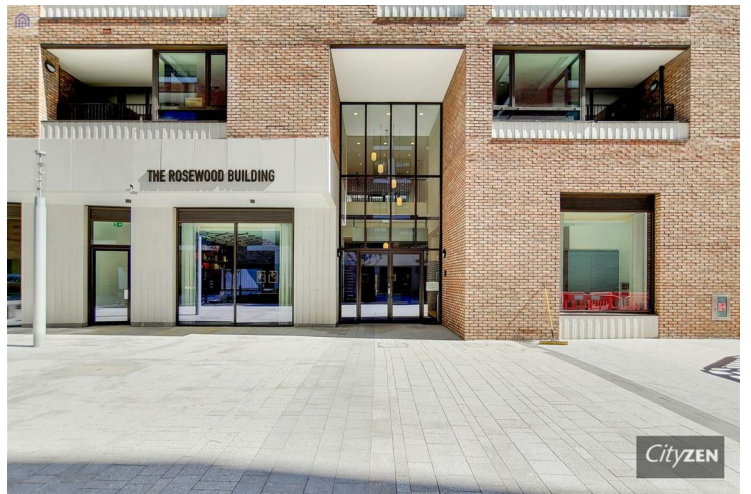
BEDROOM



RESIDENTS LIBRARY/LOUNGE



BATHROOM



ROSEWOOD BUILDING



SHOREDITCH EXCHANGE



SHOREDITCH EXCHANGE

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RESIDENTS GYM



LOBBY



RESIDENTS GYM



RESIDENTS CINEMA



LOBBY

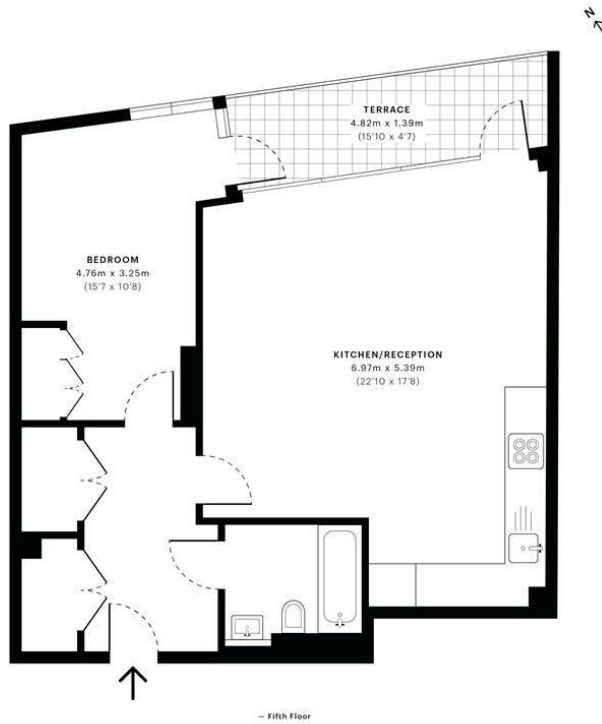


LOBBY

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RESIDENTS LIBRARY/LOUNGE



GROSS INTERNAL MEASUREMENTS
 The footprint of the property
 61.17 sqm / 658.43 sqft

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

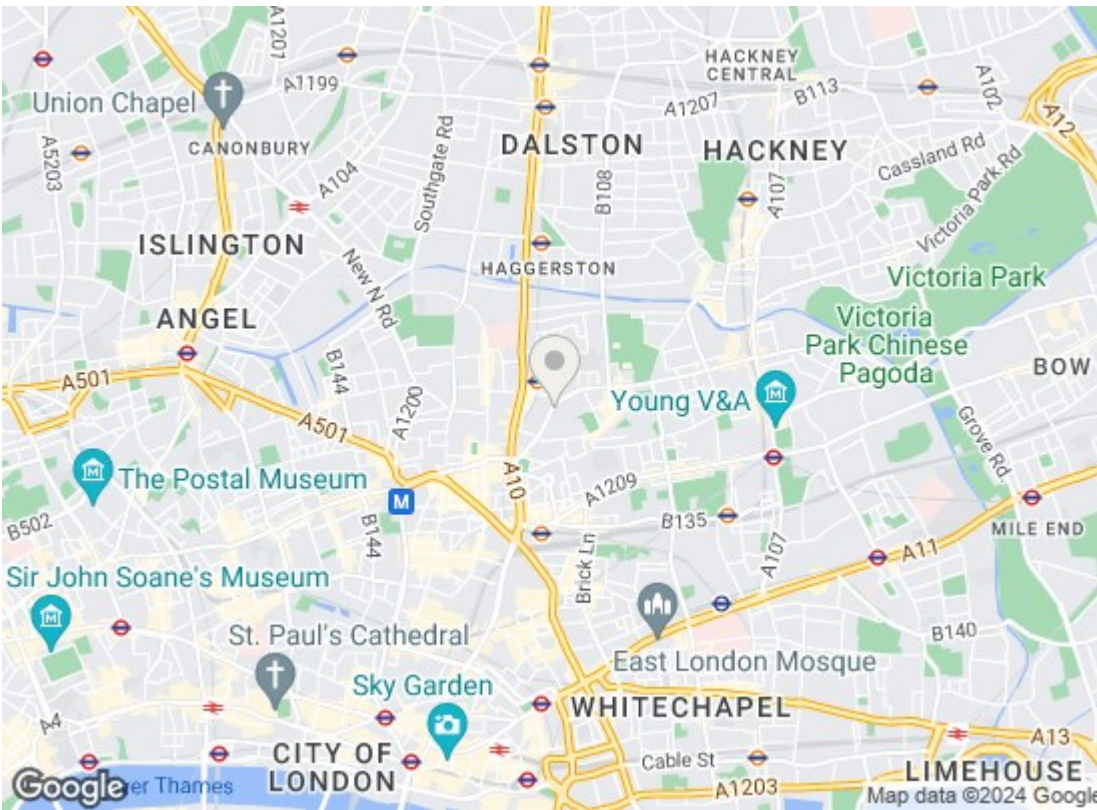
EXTERNAL STRUCTURAL FEATURES
 Balconies, terraces, verandas, etc.
 6.55 sqm / 70.50 sqft

RESTRICTED HEAD HEIGHT
 Limited use area under 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 2B Residential: 67.83 sqm / 730.12 sqft
 IPMS 3B Residential: 63.58 sqm / 687.30 sqft

spec ID: 5024697488b10a014214d5



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	92	92
(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.