



## **Rosewood Building, Cremer Street, London, E2 8HU**

**£700 Per Week**

LOCATED IN THE HEART OF SHOREDITCH A 2 DOUBLE BEDROOM APARTMENT SET OVER 700 SQUARE FEET WITH A SOUTH ASPECT FROM THE LIVING ROOM OVERLOOKING THE COMMUNAL GARDENS.

This 2 bedroom 2nd floor apartment for rent is located within the very sought after 'Shoreditch Exchange' development in E2

The apartment is dual aspect and faces the internal gardens as well as the entrance courtyard and has a spacious terrace.

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 South facing lounge open access to a fully fitted kitchen, both bedrooms are fitted with storage and have access to the terrace as well as use of a designer family bathroom off the hallway.

Comes furnished. PROPERTY AVAILABLE FROM 4th of November.

- SHOREDITCH EXCHANGE E2
- PRIVATE TERRACE
- 24 HR CONCIERGE & RES ROOF GARDENS
- LOCATED IN THE HEART OF SHOREDITCH
- 2 DOUBLE BEDROOMS
- SOUTH FACING RECEPTION ROOM
- "SHOREDITCH" INTERIOR STYLING
- AVAILABLE FROM NOW
- RESIDENTS GYM, CINEMA & LIBRARY
- FURNISHED

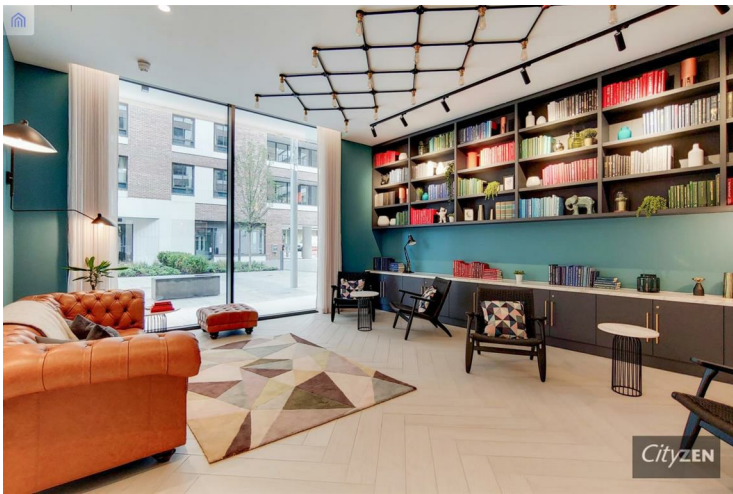
# Rosewood Building, Cremer Street, London, E2 8HU



RESIDENTS LOBBY



SHOREDITCH EXCHANGE



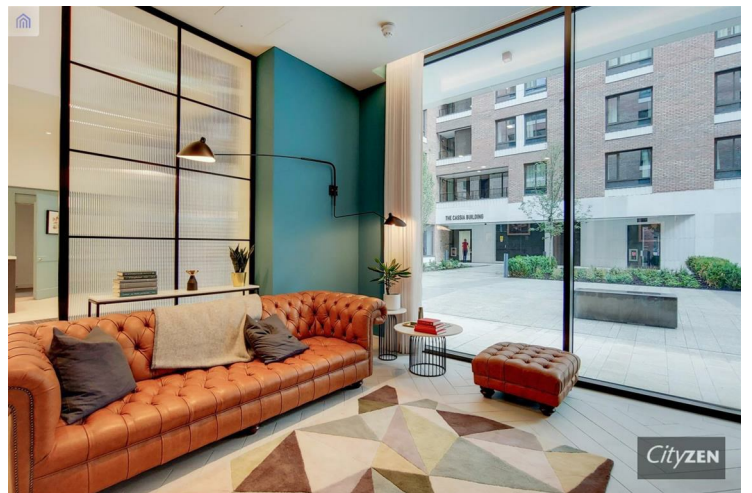
RESIDENTS LIBRARY/LOUNGE



RESIDENTS GYM



SHOREDITCH EXCHANGE



RESIDENTS LIBRARY/LOUNGE

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ROSEWOOD BUILDING



RESIDENTS LOBBY



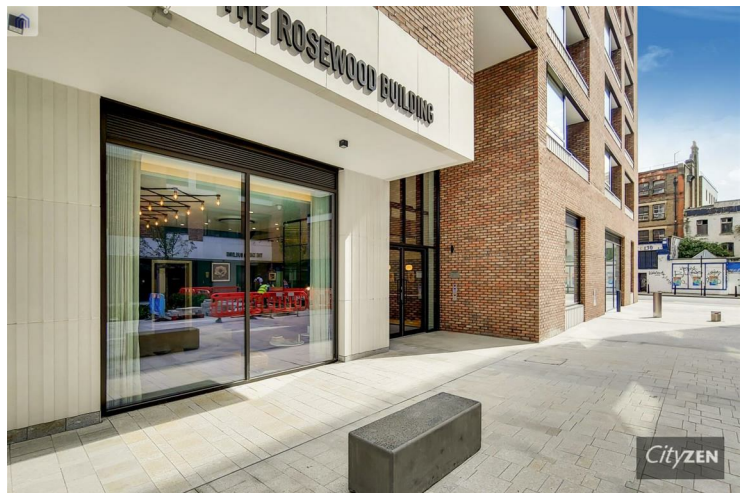
RESIDENTS GYM



RESIDENTS CINEMA



RESIDENTS LOBBY



ENTRANCE

# Rosewood Building, Cremer Street, London, E2 8HU



ROSEWOOD BUILDING



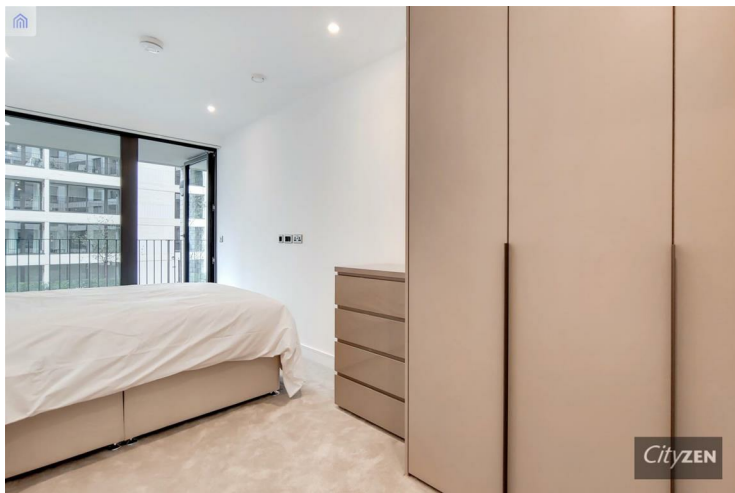
KITCHEN



RECEPTION ROOM



KITCHEN



BEDROOM



RECEPTION ROOM

# Rosewood Building, Cremer Street, London, E2 8HU



BEDROOM



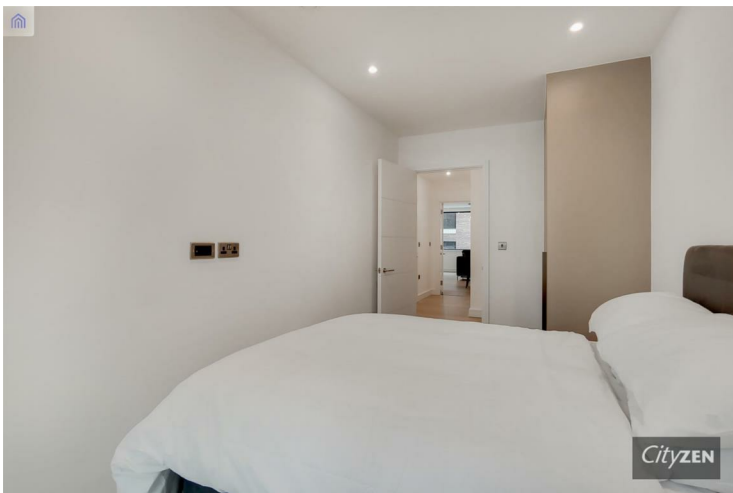
BATHROOM



VIEW FROM BALCONY



BALCONY



BEDROOM



BEDROOM

## Rosewood Building, Cremer Street, London, E2 8HU



RECEPTION ROOM



- Second Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the premises  
65.13 sqm / 701.05 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external fixtures  
62.71 sqm / 675.00 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Sheds, porches, verandas etc.  
5.66 sqm / 60.92 sqft

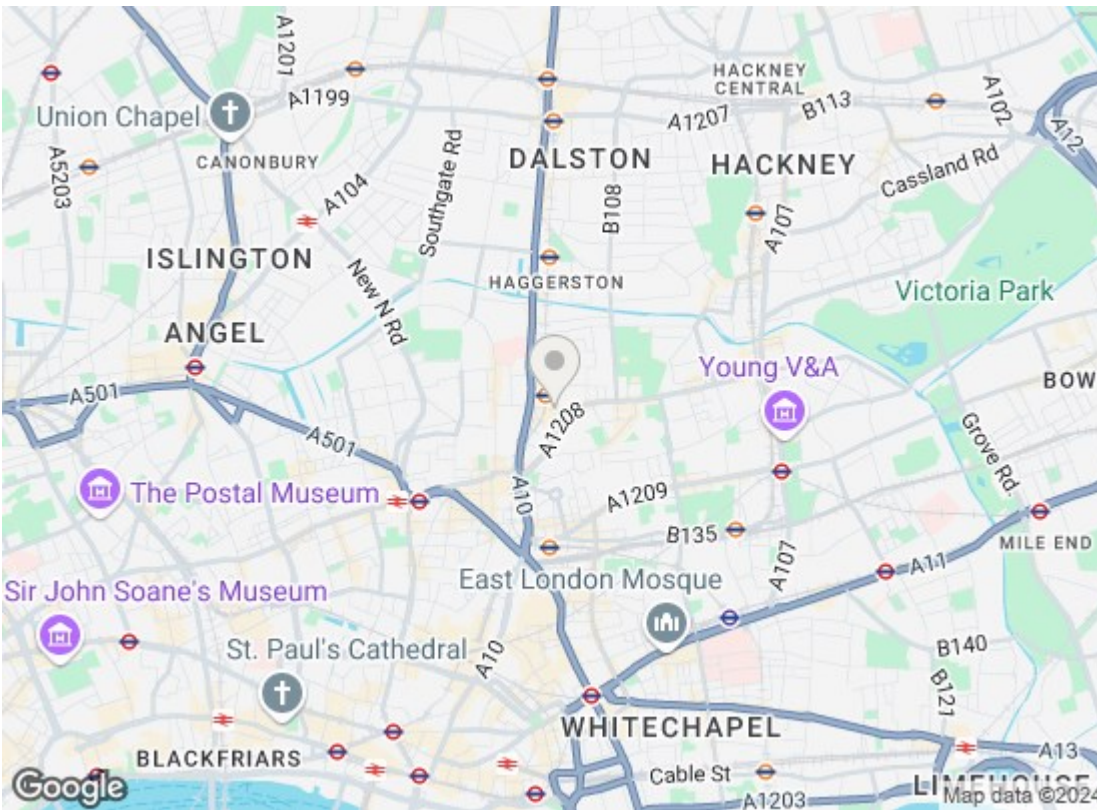
**RESTRICTED HEAD HEIGHT**  
Limited use areas under 1.5m  
0.00 sqm / 0.00 sqft

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 3B RESIDENTIAL: 71.00 sqm / 764.24 sqft  
IPMS 3C RESIDENTIAL: 68.95 sqm / 742.17 sqft

spec Verified  
RICS Certified Property Measurer

SPIC ID: 5136115e2907e90da0c5f22e



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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) <b>A</b>	<b>93</b>	<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.