



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

**£725 Per Week**

A 2 DOUBLE BEDROOM MODERN APARTMENT LOCATED IN THE SOUGHT AFTER SHOREDITCH X DEVELOPMENT.

The apartment faces South towards the internal gardens and has a spacious terrace which can be accessed from both of the bedrooms 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 with access to a South facing terrace, open access to a fully fitted kitchen, All 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 NOW.

- SHOREDITCH EXCHANGE E2
- AVAILABLE FROM NOW
- 24 HR CONCIERGE
- ALL ROOMS ACCESS TERRACE
- 2 DOUBLE BEDROOMS
- SOUTH FACING TERRACE
- "SHOREDITCH" INTERIOR STYLING
- RESIDENTS ROOF GARDENS
- RESIDENTS GYM, CINEMA & LIBRARY
- FURNISHED

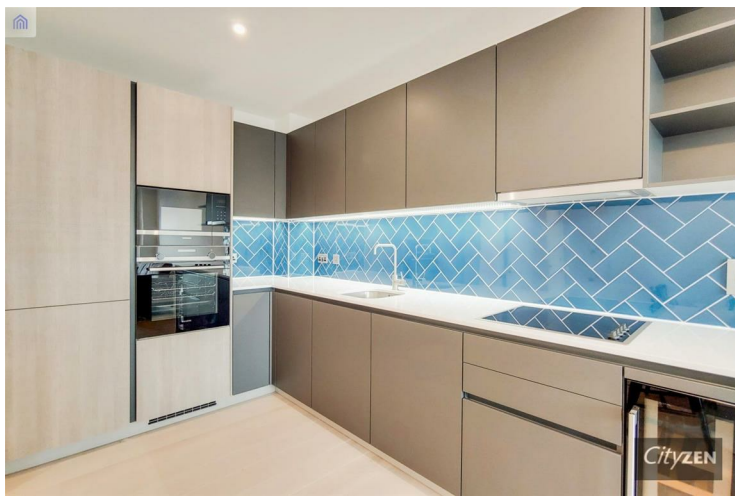
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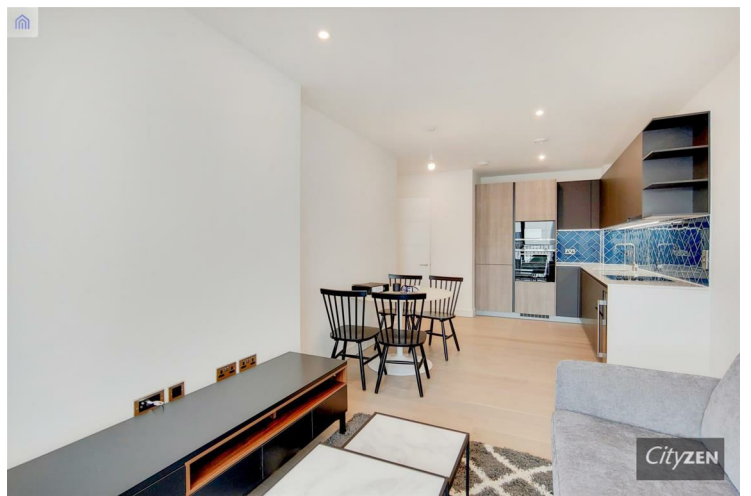
RECEPTION ROOM



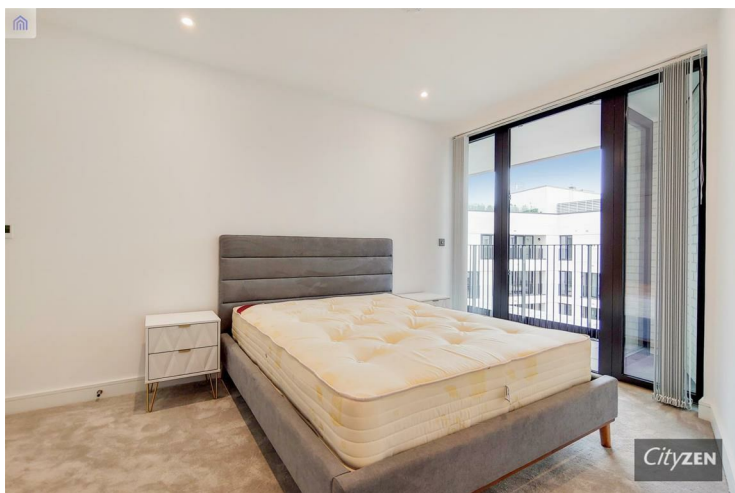
RECEPTION ROOM



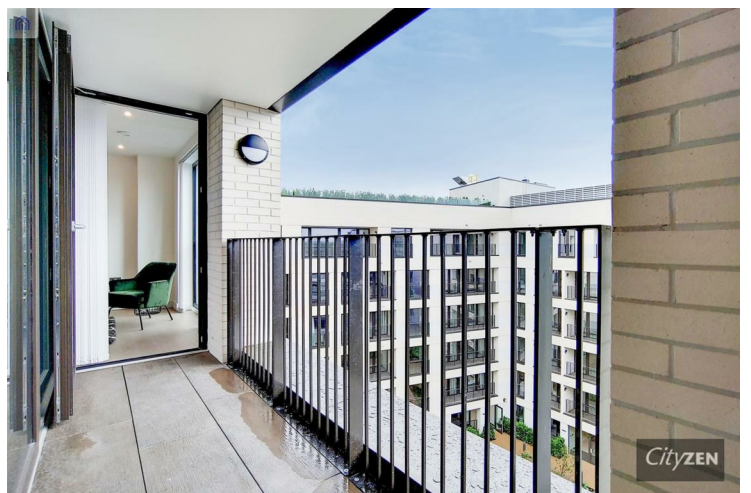
KITCHEN



RECEPTION ROOM



BEDROOM



BALCONY



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



BEDROOM



SHOREDITCH EXCHANGE



RESIDENTS LOBBY



SHOREDITCH EXCHANGE



RESIDENTS LIBRARY/LOUNGE



RESIDENTS GYM



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



RESIDENTS LIBRARY/LOUNGE



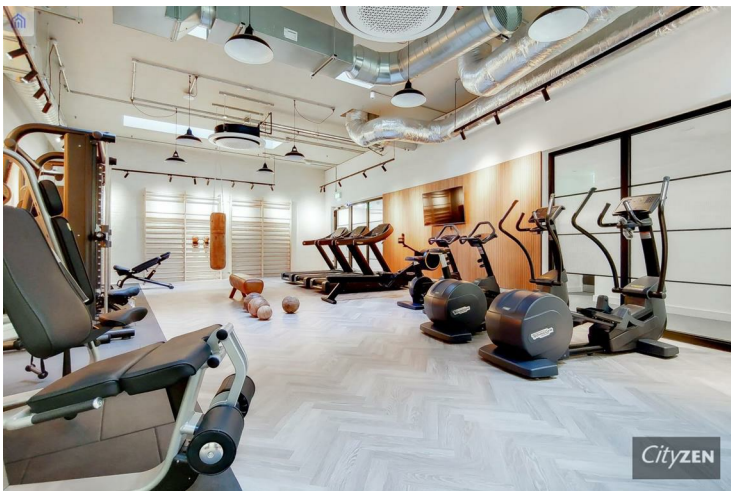
RESIDENTS LOBBY



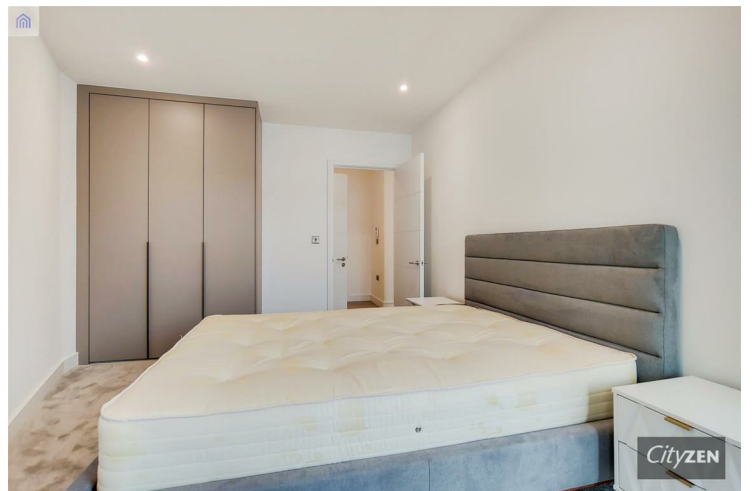
ROSEWOOD BUILDING



RESIDENTS LOBBY



RESIDENTS GYM



BEDROOM



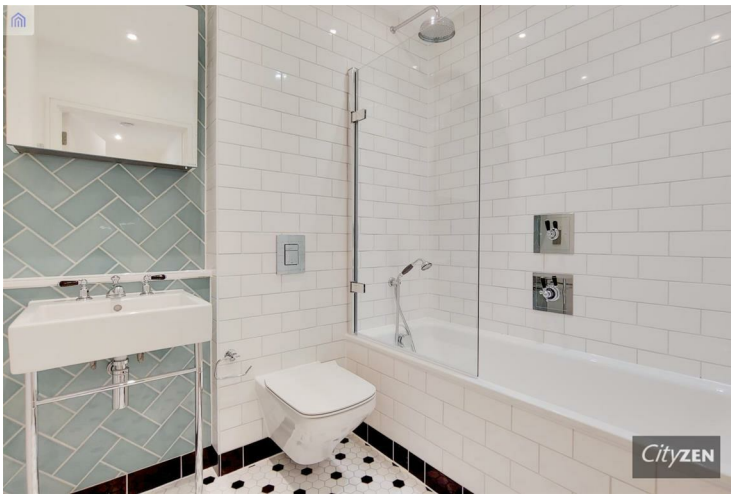
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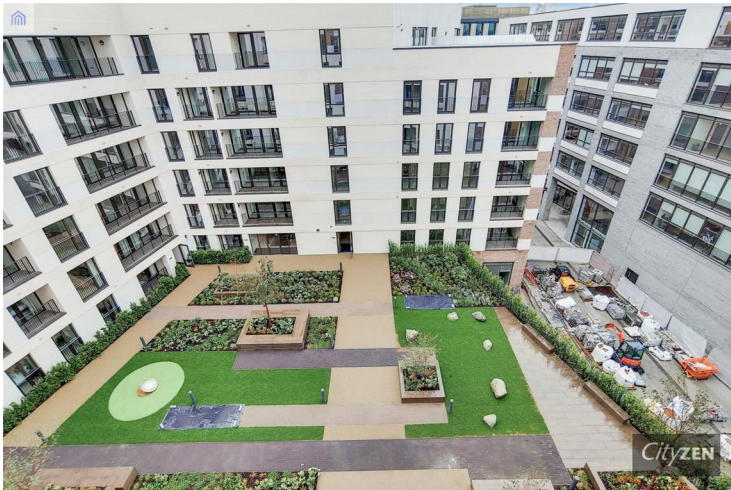
BEDROOM



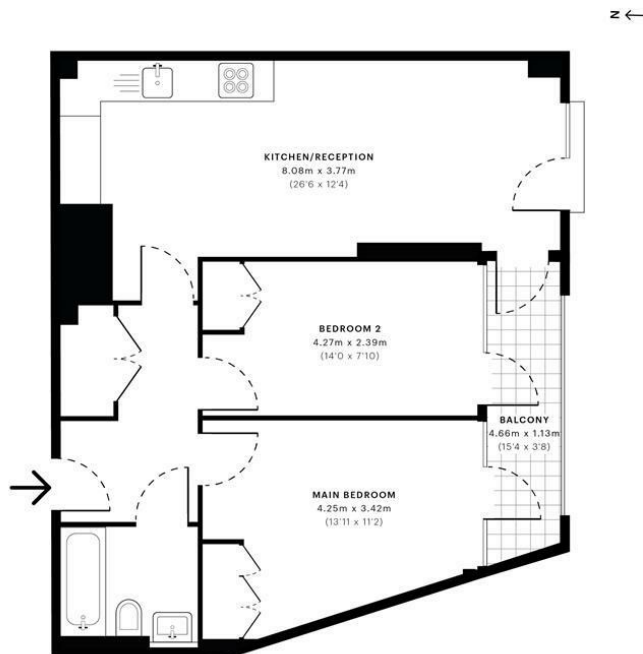
RESIDENTS CINEMA



BATHROOM



VIEW FROM BALCONY



— Sixth Floor

GROSS INTERNAL AREA (GIA)  
The floorplan of the property  
60.91 sqm / 655.63 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
57.81 sqm / 622.26 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
4.91 sqm / 52.85 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: 65.56 sqm / 705.68 sqft  
IPMS 3B RESIDENTIAL: 62.90 sqm / 677.05 sqft

SPR-ID: 5f1ace7b67c7fc0a3e9233af

## Energy Efficiency Rating

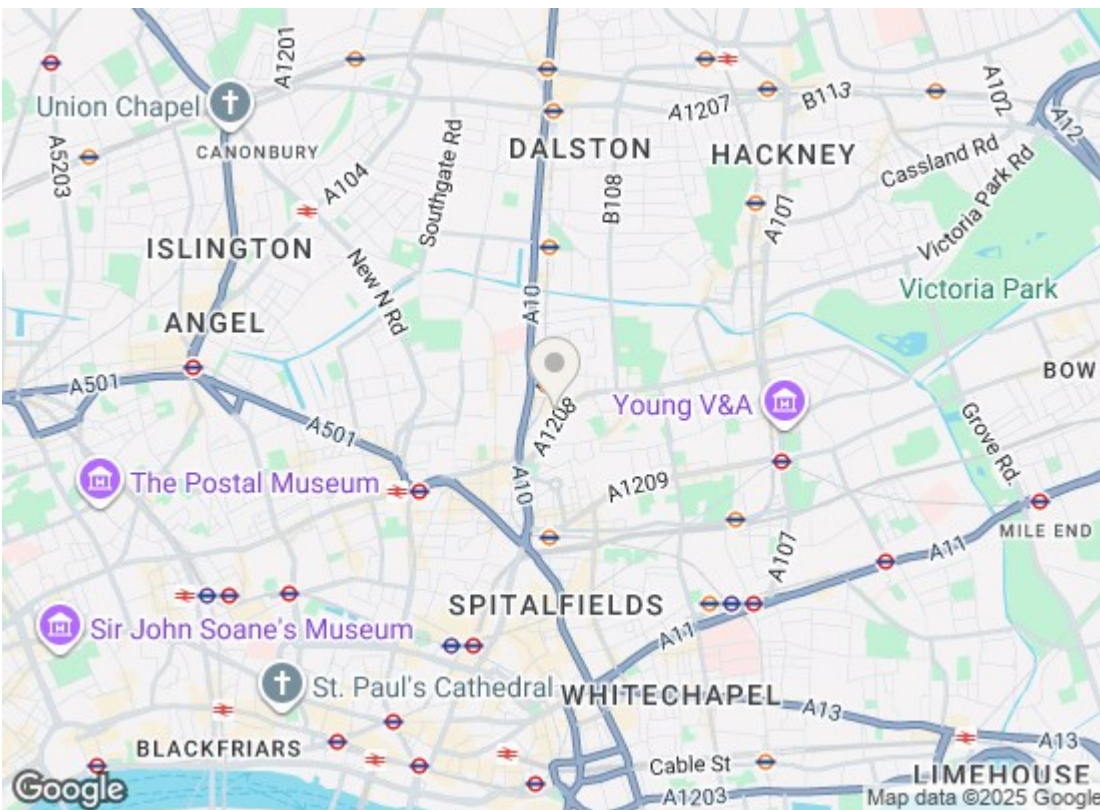
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England &amp; Wales

EU Directive  
2002/91/ECEnvironmental Impact (CO<sub>2</sub>) Rating

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

England &amp; 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.