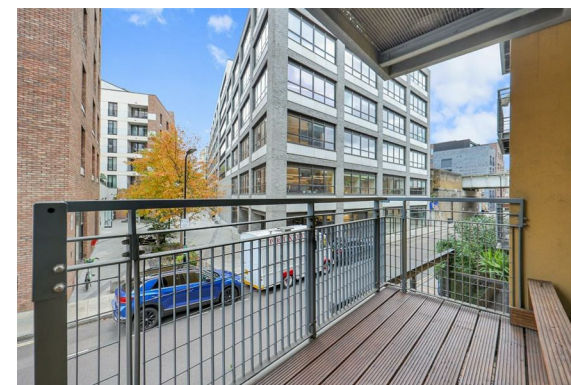




Cremer Street, , London, E2 8HR

- Secure Development
- Open Plan Lounge
- Two Private Balconies
- Large Windows
- Shoreditch
- Three Double Bedrooms
- Family Bathroom
- Wooden Floors Throughout
- Part Furnished
- Hoxton Station

£3,300 Per Calendar Month



Cremer Street, , London, E2 8HR

DESCRIPTION

Situated in a secure modern block just moments from Hoxton Overground, this three double bedroom apartment offers comfortable living with great access to Shoreditch and the City.

The property comprises three genuine double bedrooms, a bright open-plan kitchen and living area, and two private balconies — perfect for a bit of outdoor space in the city. The apartment features wooden flooring throughout, neutral décor, and large windows that allow plenty of natural light.

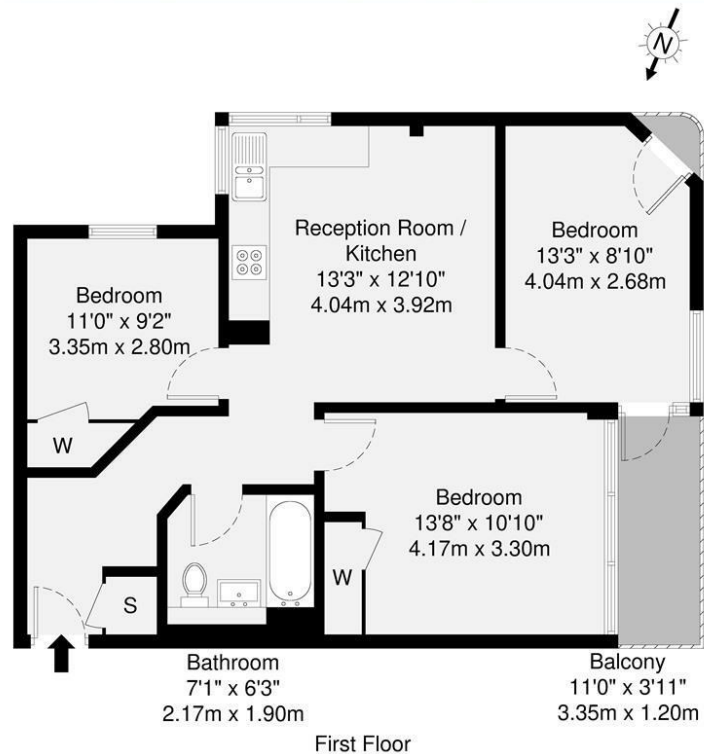
The building is well maintained and offers secure entry, giving residents peace of mind.

Perfectly located between Hoxton, Shoreditch, and Old Street, the flat is surrounded by independent cafés, popular restaurants, and lively bars, as well as easy transport links across London.

This is a great option for professional sharers or anyone looking to live in a central East London location with a practical layout and plenty of character.







GROSS INTERNAL AREA (GIA) The footprint of the property 62.7 sq m / 674 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 2.3 sq m / 24 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 4.0 sq m / 43 sq ft	RESTRICTED HEAD HEIGHT Limited use areas under 1.5m 0.0 sq m / 0.0 sq ft
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Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

Viewings

Please contact shoreditch@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.