



CORDY HOUSE, CURTAIN ROAD, SHOREDITCH, 2 BED APARTMENT

£3,900

A Hemmingfords Collection: Immerse yourself in sophisticated city living with this beautifully designed two-bedroom apartment, offering over 870 sq ft of space on the sixth floor of Cordy House. This stylish boutique development is ideally positioned within the vibrant Shoreditch Triangle.

Step inside to discover a home that perfectly balances contemporary design with everyday comfort. The open-plan living and dining area is finished to an exceptional standard, featuring a sleek, fully fitted kitchen with high-quality integrated appliances. The spacious principal bedroom benefits from bespoke fitted wardrobes and a modern en suite bathroom, creating a private and elegant retreat.

The second generous double bedroom also enjoys access to a private balcony, while a well-placed utility cupboard adds practical convenience. Throughout the apartment, a calming neutral colour palette is complemented by solid oak flooring, underfloor heating, and a premium Sonos wireless sound system with

Hemmingfords

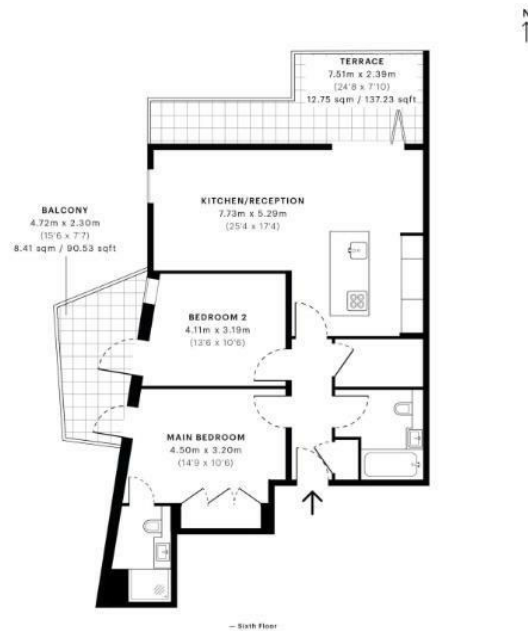


Cordy House, EC2A

CAPTURE DATE: 14/02/2022 LAYER IDENTIFIERS: 2470,750

GROSS INTERNAL AREA

81.21 sqm / 874.14 sqft



GROSS INTERNAL AREA
The total area of the property
81.21 sqm / 874.14 sqft

NET INTERNAL AREA (NIA)
The total area of the internal floor space
73.13 sqm / 789.22 sqft

EXTERNAL TERRACED AREAS
Terraces, balconies, landings etc.
21.50 sqm / 232.70 sqft

RECORDED AREA (RMA)
Limited use areas under 15m²
0.00 sqm / 0.00 sqft

Open Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and graphics are illustrative only and exclude items of small calculation. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room heights and widths are the maximum points of measurement captured in the scan.

area measurement: 101.38 sqm / 1097.20 sqft
area measurement: 89.39 sqm / 963.63 sqft
area: 107.047 sqm/1150.42770507sq

spec Verified **RICS** **Carbon Footprint**



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hemmingfords Lettings
34 Upper Street
London
N1 0PN

020 3890 7470
info@hemmingfords.co.uk
www.hemmingfords.co.uk

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