



## THE FOUNDRY, DEREHAM PLACE, SHOREDITCH, 2 BED APARTMENT

£3,500 PCM

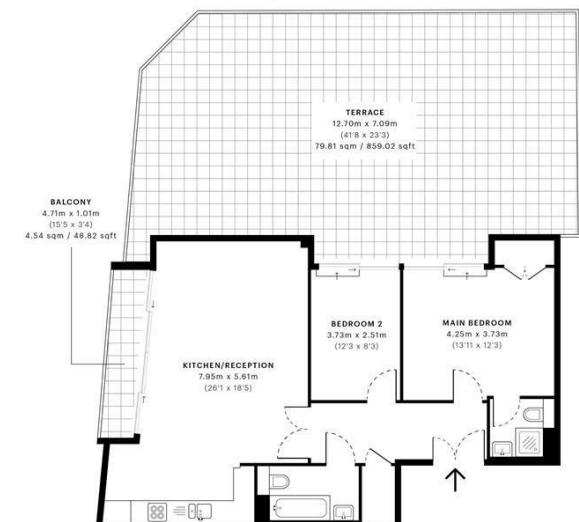
\*VERY LARGE PRIVATE TERRACE\* Shoreditch triangle - Two double bedroom, two bathroom apartment in the sought after Foundry development. The property boasts 2 large double bedrooms, 1 en-suite bathroom and a second beautifully finished bathroom, well designed kitchen with high spec appliances, spacious open plan living area, solid hard wood flooring throughout floor to ceiling windows that allow the apartment to be flooded with natural light!

This apartment also boasts two balconies. One that runs along the living area and the other lays adjacent to the two bedrooms. The property is situated in one of the most sought after areas in Shoreditch.

Available 6th August 2025 on a furnished basis.

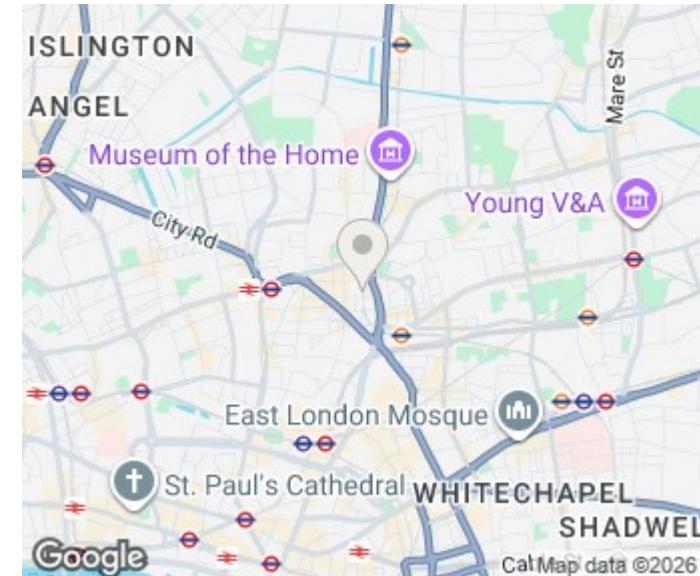
**Hemmingfords**

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NET INTERNAL AREA (GIA)  
The floor area of the property  
81.47 sqm / 876.94 sqftNET INTERNAL AREA (GIA)  
The floor area of the property  
76.66 sqm / 824.90 sqftEXTERNAL STRUCTURAL FEATURES  
The external structural features of the property  
84.35 sqm / 907.94 sqftREFLECTED HEAT HEIGHT  
The reflected heat height of the property  
81.00 sqm / 0.00 sqft

Spec' Verified floor plans are produced in accordance with  
Royal Institution of Chartered Surveyors' Property Measurement Standards.  
Plans are produced using the latest technology and are a reflection of 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 scans.

IPMS 3E RESIDENTIAL: 163.82 sqm / 1764.87 sqft  
IPMS 3C RESIDENTIAL: 163.52 sqm / 1760.11 sqft  
SPEC ID: 0170-0173-009940200d0a3e204



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	75
(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

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