



CORDY HOUSE, CURTAIN ROAD, SHOREDITCH, 2 BED APARTMENT

£3,750

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

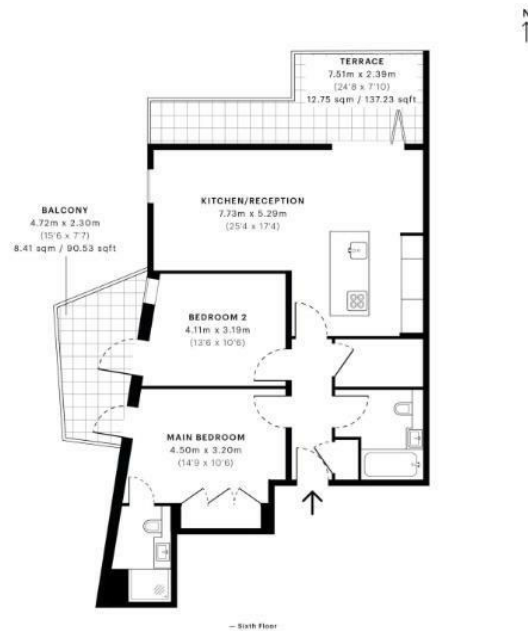


Cordy House, EC2A

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

GROSS INTERNAL AREA

81.21 sqm / 874.14 sqft



Gross Internal Area (GIA) for the whole of the property: 81.21 sqm / 874.14 sqft
 GIA (excluding external balconies, terraces, etc.): 73.13 sqm / 789.22 sqft
 External, structural features (balconies, terraces, etc.): 21.50 sqm / 232.76 sqft
 Net Internal Area (NIA) for the whole of the internal space: 73.13 sqm / 789.22 sqft
 Net Internal Area (NIA) for the whole of the internal space (excluding the area under 15m x 15m): 6.00 sqm / 65.00 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 some calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual rooms, flights and shafts are the maximum points of measurement captured in the scan.

Area measurement: 101.38 sqm / 1097.20 sqft
 Area measurement: 86.38 sqm / 928.63 sqft
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 Area: 86.38 sqm / 928.63 sqft

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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

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