



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

**£750,000**

A 5TH FLOOR ONE BEDROOM 1ST FLOOR APARTMENT FOR SALE LOCATED WITHIN THE VERY SOUGHT AFTER "SHOREDITCH EXCHANGE" DEVELOPMENT, E2

The apartment set over 660 square feet plus a spacious balcony which can be accessed from both the bedroom 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 area with access to a balcony, open access to a fully fitted kitchen, Bedroom with fitted storage with access to the terrace and a stunning bathroom suite. This oversized apartment also benefits from ample storage.

Service charge £4350 per annum

Ground rent £500 per annum

Lease: 997 remaining

\*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- SHOREDITCH EXCHANGE E2
- 1 BEDROOM FLAT
- OVER 650 SQUARE FEET
- PRIVATE BALCONY
- RESIDENTS GYM, CINEMA & LIBRARY
- 24 HR CONCIERGE
- CHAIN FREE
- SHOREDITCH INTERIOR STYLING
- ROOF GARDEN

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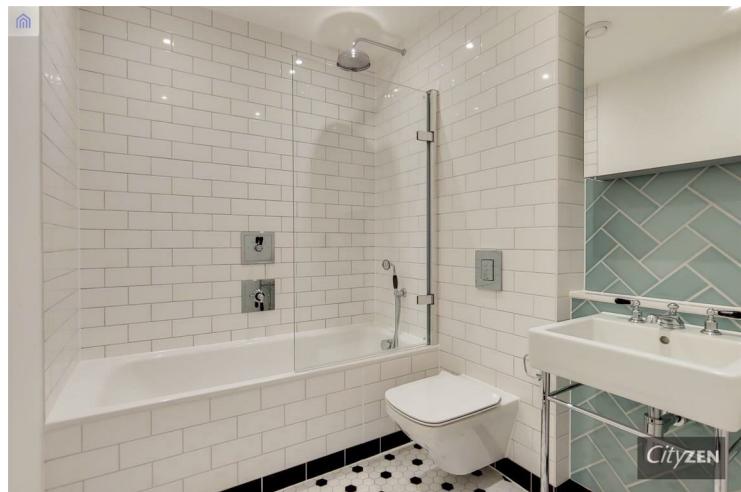
SHOREDITCH EXCHANGE



BEDROOM



RECEPTION ROOM



BATHROOM



KITCHEN



BALCONY

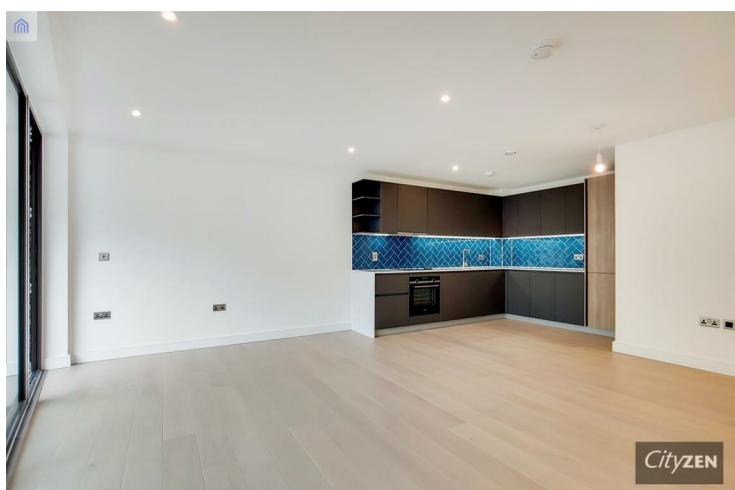
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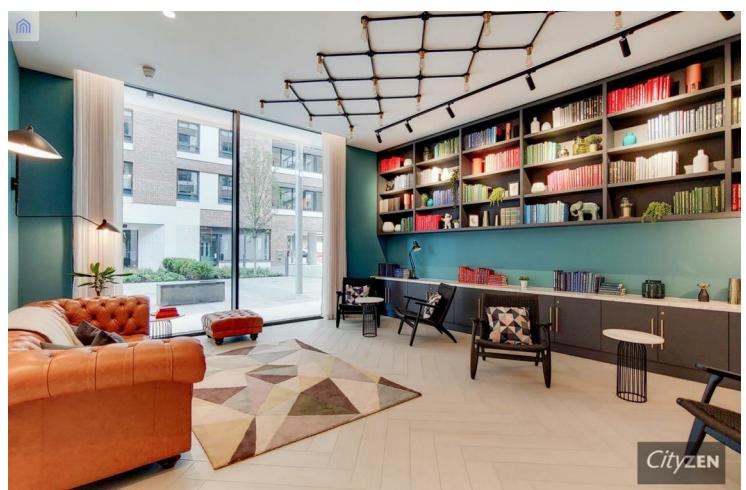
BEDROOM



ROSEWOOD BUILDING



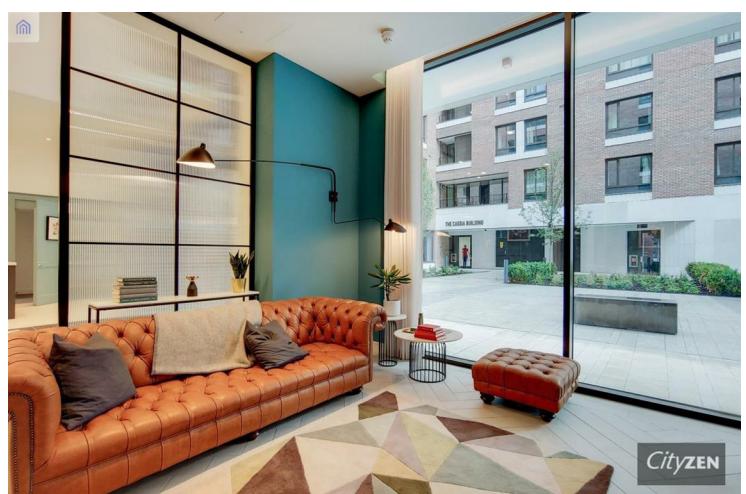
RECEPTION ROOM



LOBBY



RECEPTION ROOM



LOBBY

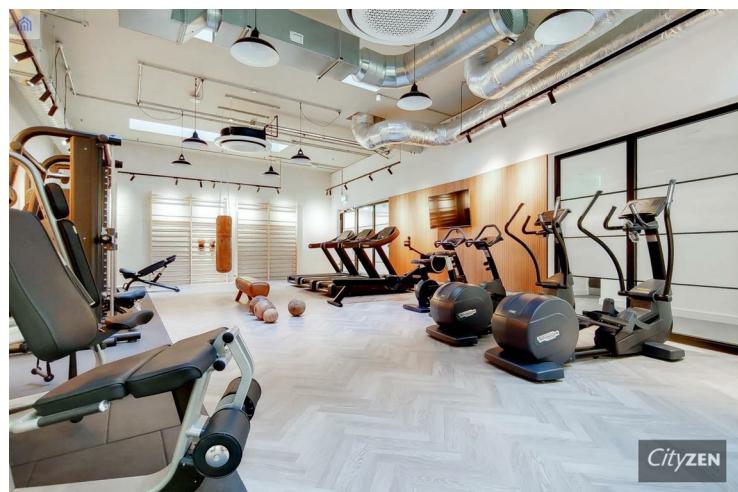
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ENTRANCE



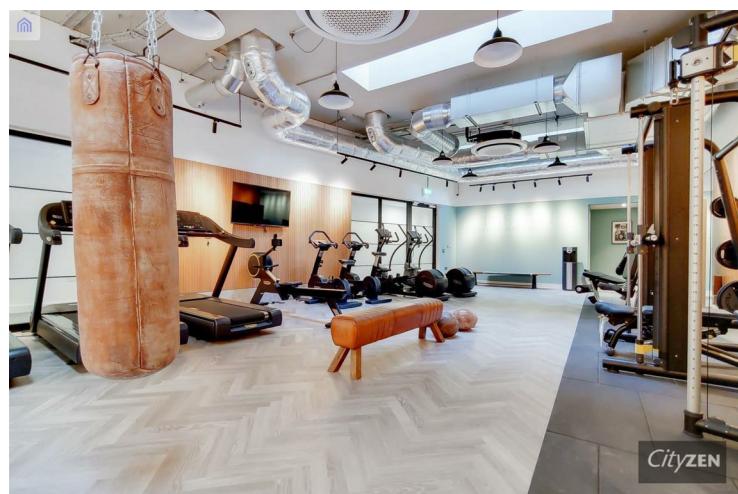
LOBBY



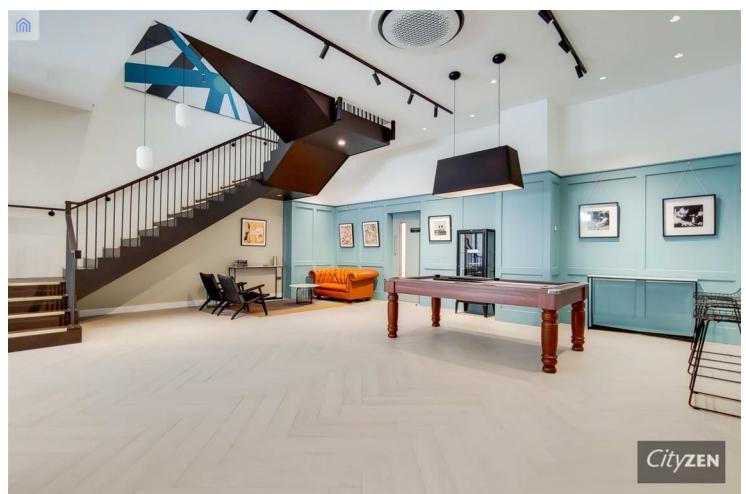
GYM



LOBBY



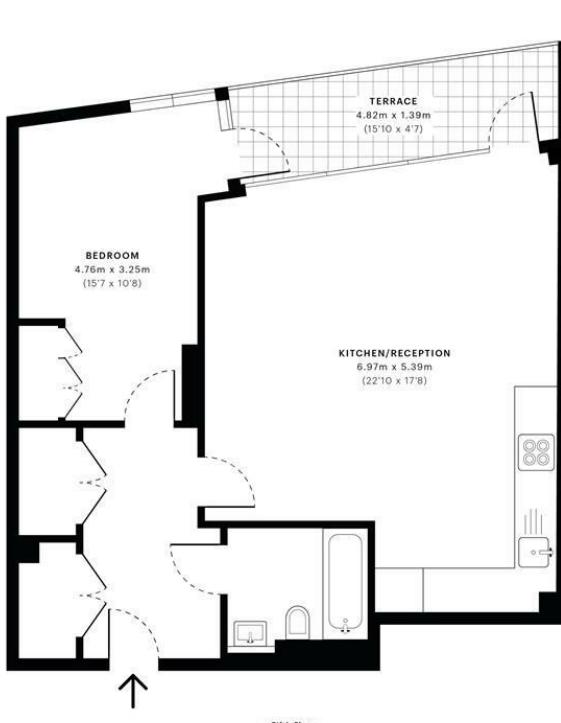
GYM



LOBBY



**CINEMA ROOM**



— Fifth Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
61.17 sqm / 658.43 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
58.45 sqm / 629.15 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
6.55 sqm / 70.50 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft

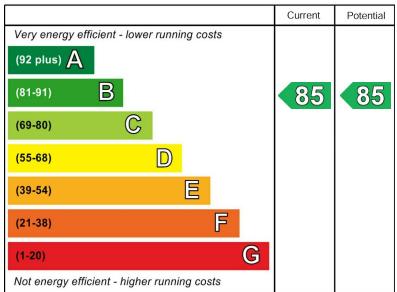


Spoke Verified floor plans are produced in accordance with  
Royal Institution of Chartered Surveyors' Property Measurement Standards.  
Plots and gardens are illustrative only and excluded from all area calculations.  
Due to rounding, numbers may not add up precisely.  
All measurements shown for the individual room lengths and widths  
are the maximum points of measurements captured in the scans.

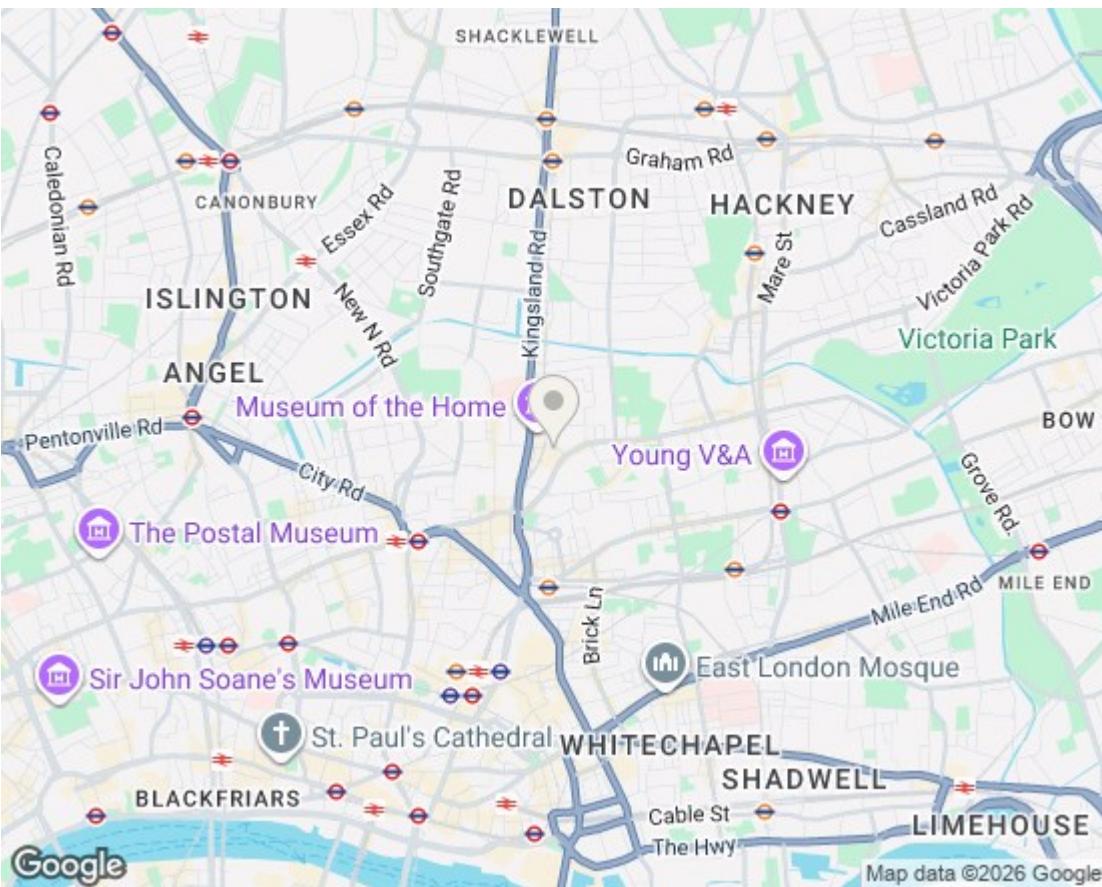
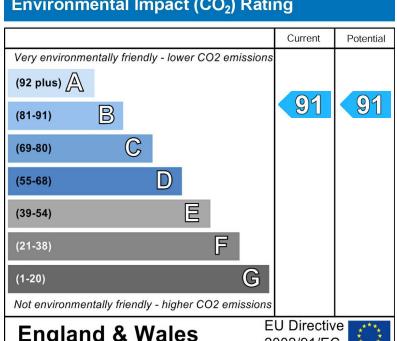
IPMS 3E RESIDENTIAL 67.83 sqm / 730.12 sqft  
IPMS 3C RESIDENTIAL 65.58 sqm / 705.90 sqft

SPEC ID: 5246974188b010a014214d5

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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.