



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

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



SHOREDITCH EXCHANGE



BEDROOM



RECEPTION ROOM



BATHROOM



KITCHEN



BALCONY

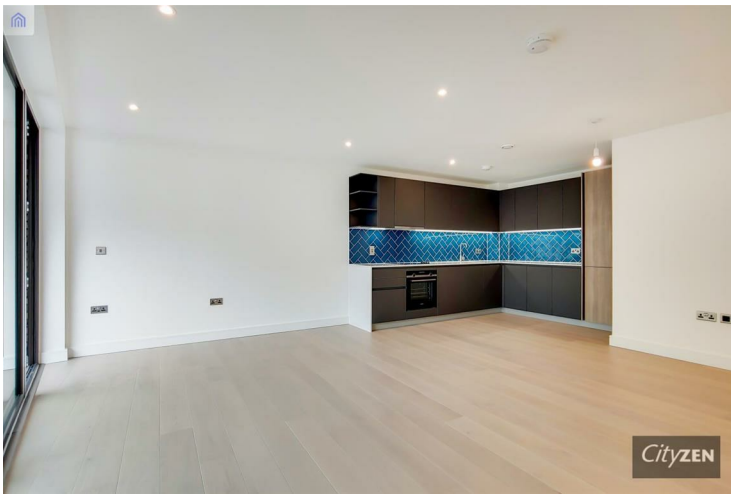
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BEDROOM



ROSEWOOD BUILDING



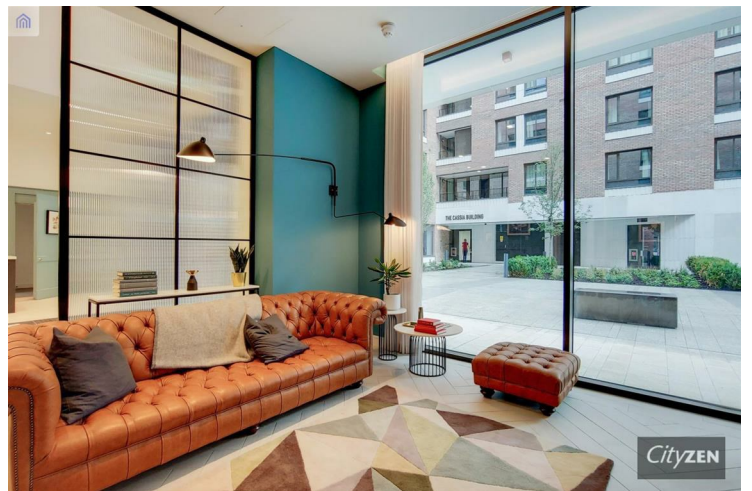
RECEPTION ROOM



LOBBY



RECEPTION ROOM



LOBBY

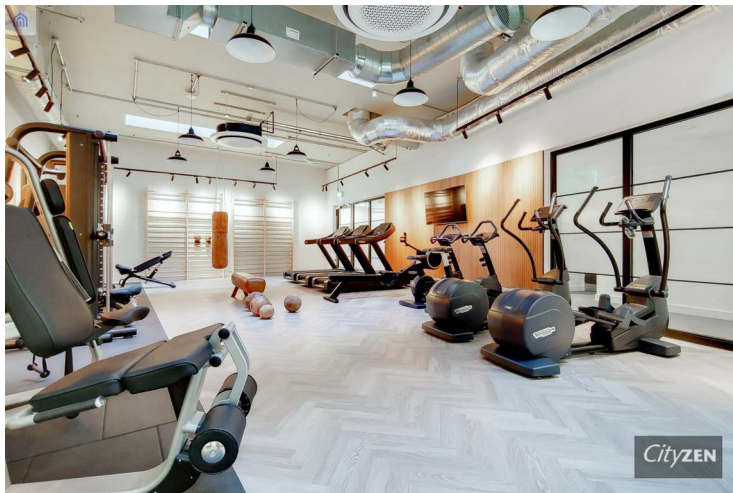
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ENTRANCE



LOBBY



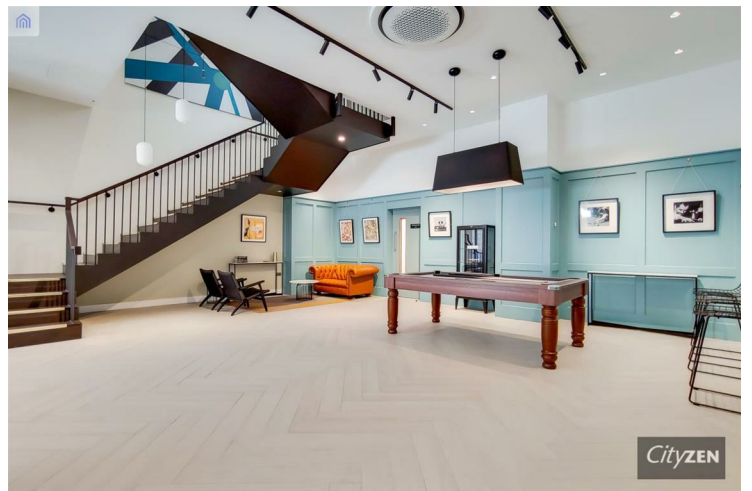
GYM



LOBBY



GYM

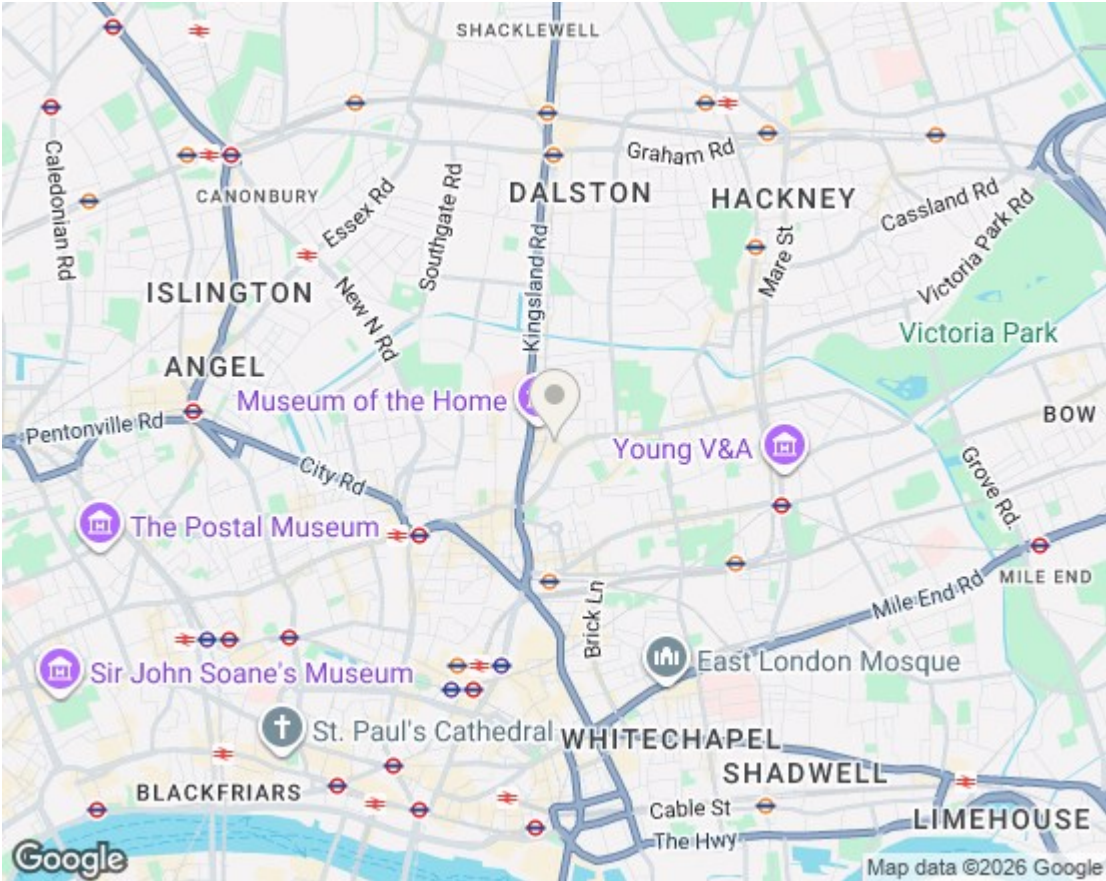
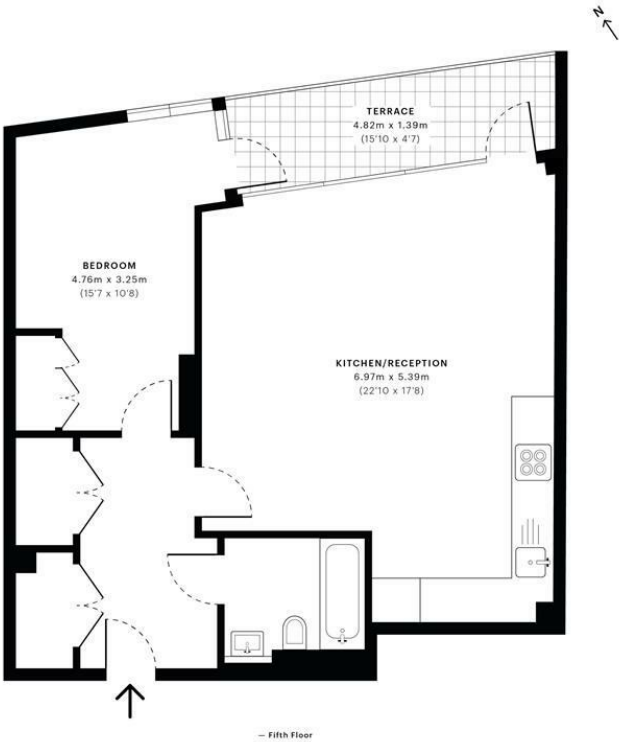


LOBBY

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



CINEMA ROOM



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	91	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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.