

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

£3,200 PCM

A Hemmingfords Collection: \*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.

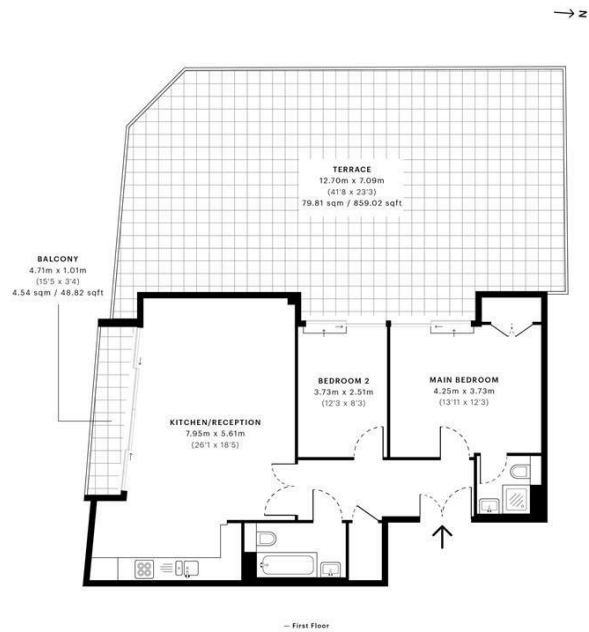
**Hemmingfords**

**Dereham Place, EC2A**

CAPTURE DATE: 18/06/2021 LASER SCAN POINTS: 2,256,686

GROSS INTERNAL AREA

81.47 sqm / 876.94 sqft



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
81.47 sqm / 876.94 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes swimming pools, covered terraces  
78.68 sqm / 845.90 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas, etc.  
84.35 sqm / 907.94 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.9m  
0.00 sqm / 0.00 sqft

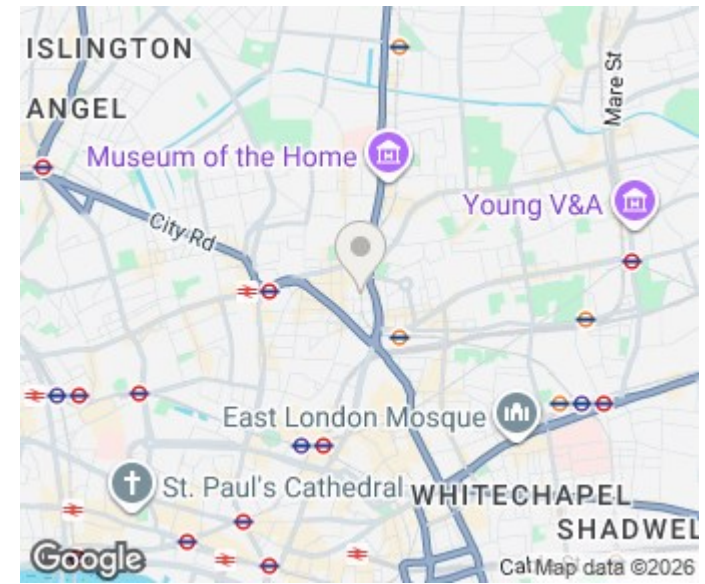
**spec** Verified

**RICS** Certified Property Measurement

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pits 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 scan.

**IPMS RESIDENTIAL** 105.82 sqm / 1134.87 sqft  
**IPMS RESIDENTIAL** 103.52 sqm / 1103.01 sqft

spec id: 610671899459056a23e204



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			
<b>England &amp; Wales</b>		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

**Hemmingfords**