



Rosewood Building, Cremer Street, London, E2 8GX

£1,150,000

FOR SALE

A 3 bedroom 2 bathroom 5th floor apartment located in the much sought after Shoreditch Exchange development in E2

The apartment is set over 1087 square feet plus a spacious terrace which can be accessed from 2 of the bedrooms 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 terrace, open access to a fully fitted kitchen, All bedrooms are fitted with storage and the second and third bedrooms have access to the terrace as well. The master bedroom has its own ensuite and the other 2 bedrooms are doubles and have the use of a designer family bathroom off the hallway.

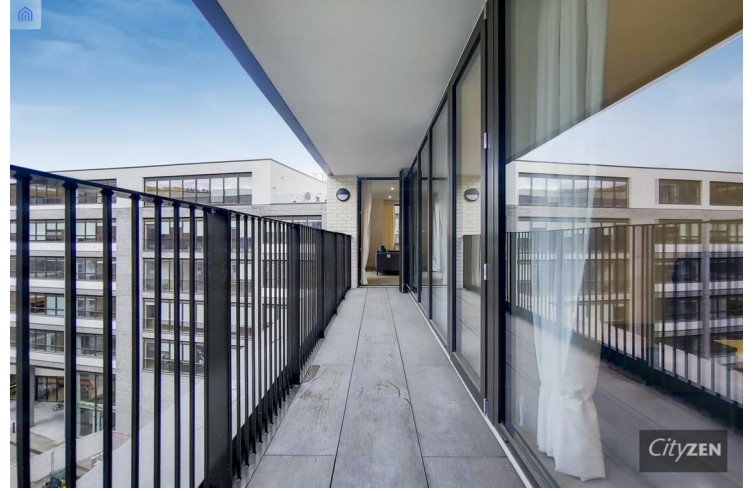
GROUND RENT £700PA / SERVICE CHARGE £6,828.40 PA/ LEASE REMAINING 993 YEARS *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these should you wish to purchase the apartment.

- FOR SALE
- OVER 1080 SQUARE FEET
- RESIDENTS GYM, CINEMA & LIBRARY
- LEASE IN EXC OF 990 YEARS
- 3 DOUBLE BEDROOMS
- PRIVATE TERRACE
- 24 HR CONCIERGE & RES ROOF GARDENS
- VIEWS OVER INTERNAL GARDENS
- 2 BATHROOMS
- "SHOREDITCH" INTERIOR STYLING

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RECEPTION ROOM



BALCONY



KITCHEN/DINING AREA



RECEPTION ROOM



BEDROOM



DINING AREA

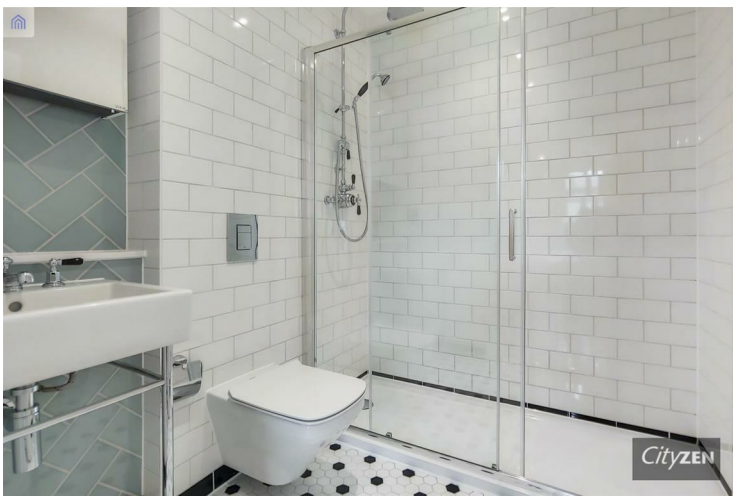
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RECEPTION ROOM



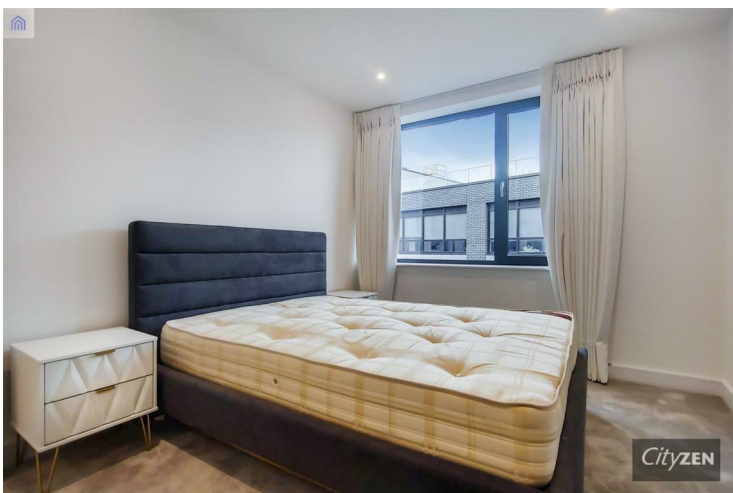
BEDROOM



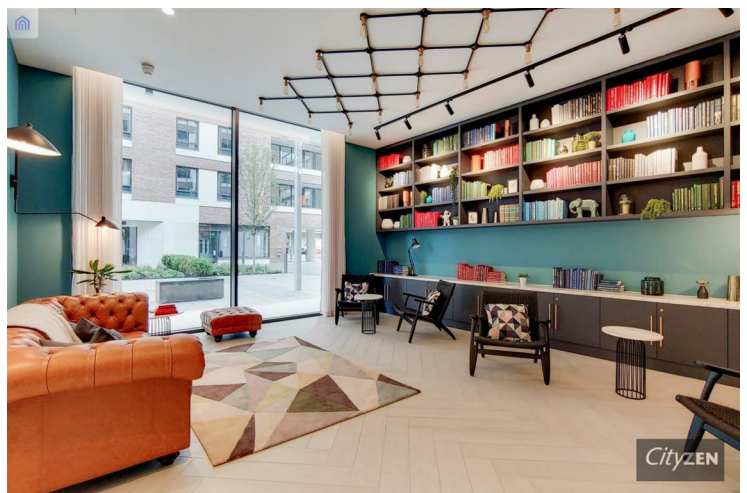
EN-SUITE



RESIDENTS LOBBY



BEDROOM



RESIDENTS LIBRARY/LOUNGE

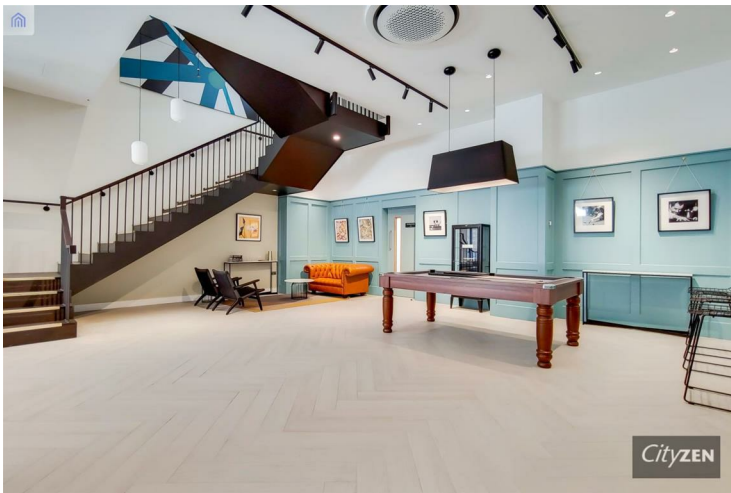
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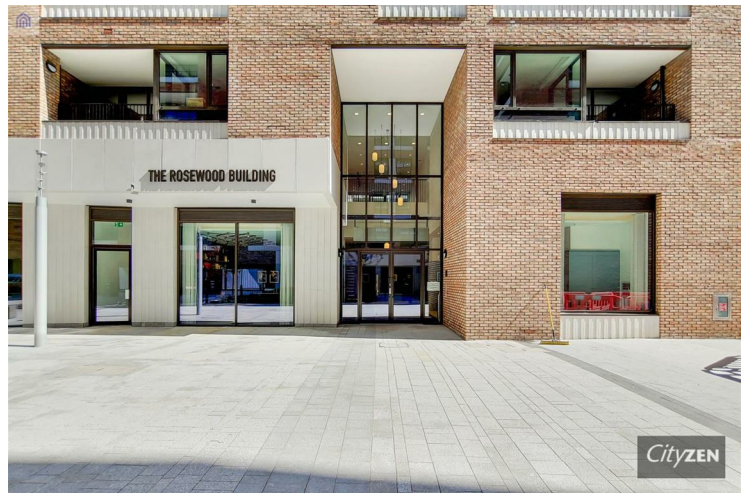
RESIDENTS LOBBY



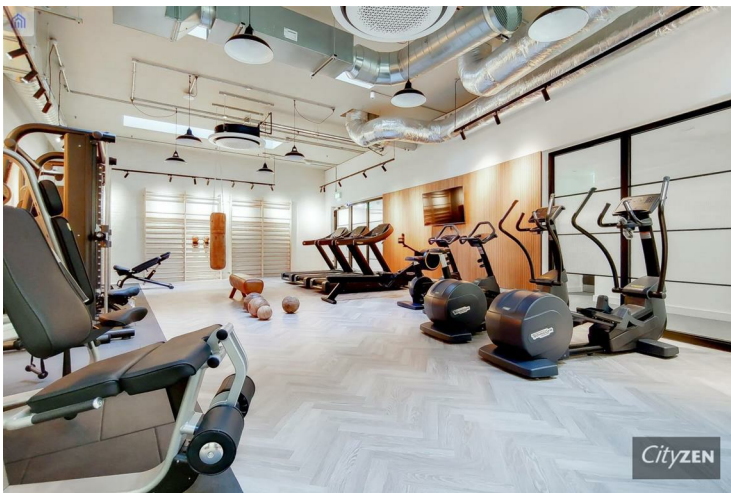
RESIDENTS GYM



RESIDENTS LOBBY



ROSEWOOD BUILDING



RESIDENTS GYM

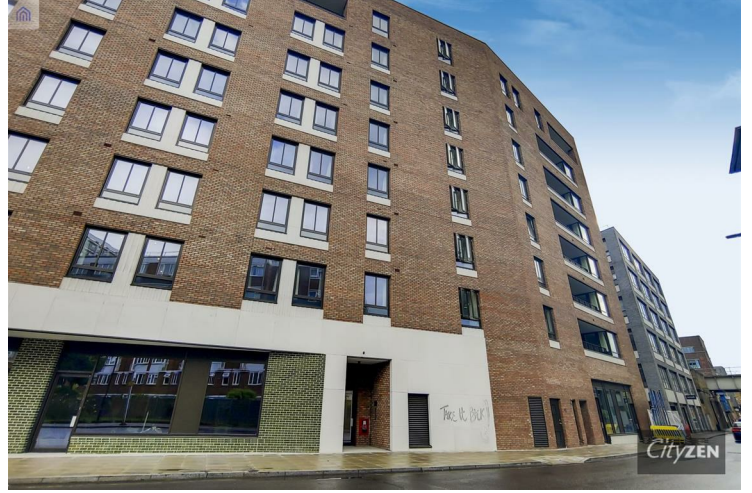


SHOREDITCH EXCHANGE

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SHOREDITCH EXCHANGE



SHOREDITCH EXCHANGE



BEDROOM



VIEW FROM BALCONY



BEDROOM



BATHROOM

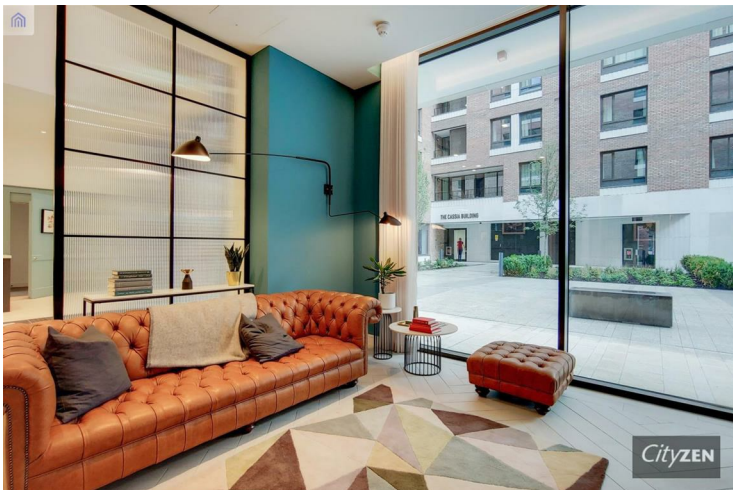
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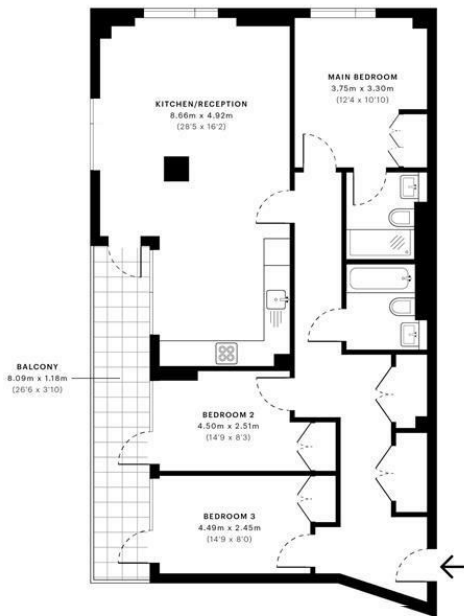
BEDROOM



RESIDENTS CINEMA



RESIDENTS LIBRARY/LOUNGE



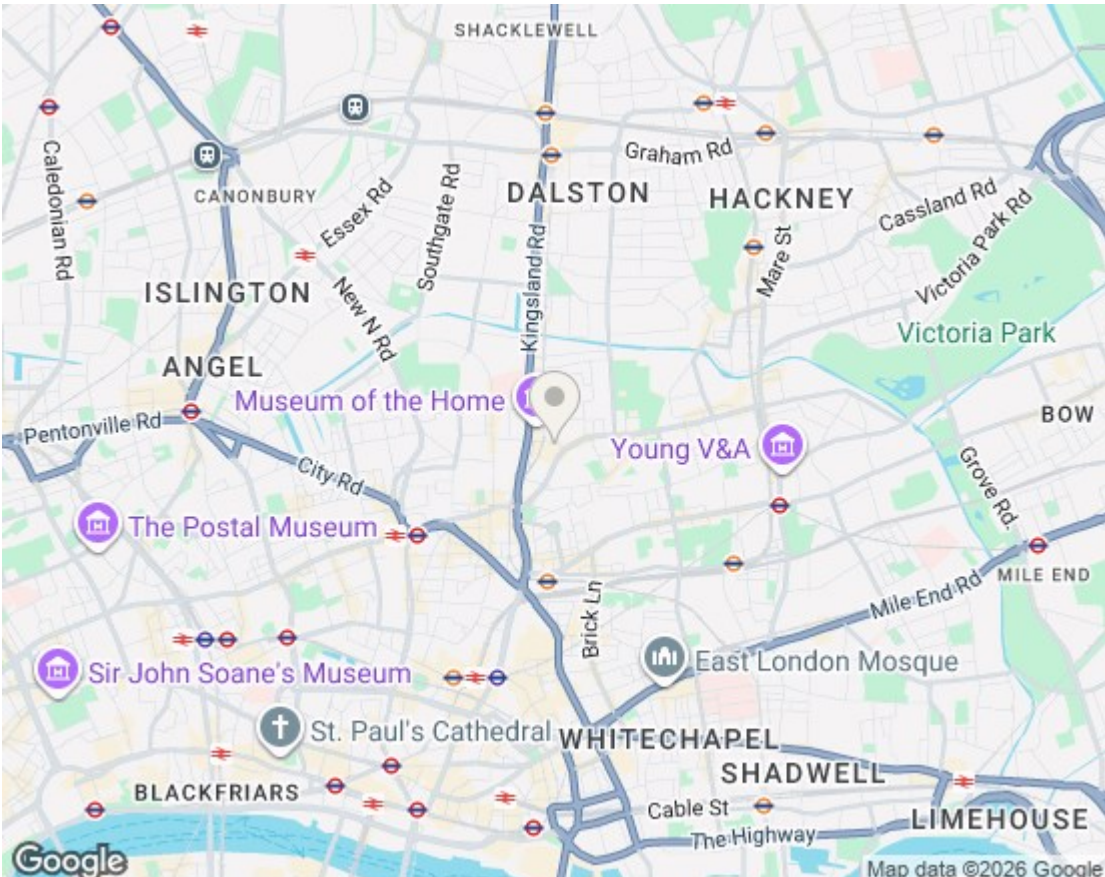
— Fifth Floor

<p>GROSS INTERNAL AREA (GIA) The footprint of the property. 101.29 sqm / 1090.28 sqft</p>	<p>NET INTERNAL AREA (NIA) Excludes walls and external features. Includes: stairwells, restricted head heights. 95.45 sqm / 1027.42 sqft</p>	<p>EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 9.47 sqm / 101.93 sqft</p>	<p>RESTRICTED HEAD HEIGHT Limited use area under 1.5m. 0.00 sqm / 0.00 sqft</p>
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans 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 3B RESIDENTIAL 110.97 sqm / 1194.47 sqft
 IPMS 3C RESIDENTIAL 105.87 sqm / 1139.58 sqft

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		89	89
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.