CityZEN Property Group
CityZEN, SQB, 77 Marsh Wall,
London, E14 9SH

T: 020 7790 1818
E: info@cityzenproperties.co.uk

www.cityzenproperties.co.uk



Rosewood Building, Cremer Street, London, E2 8GX

£800,000

A UNIQUE 2 BEDROOM 2 BATHROOM PENTHOUSE APARTMRENT WITH LARGE PRIVATE ROOF TERRACE.

The accommodation comprises a spacious and bright lounge area with access to private terrace, fitted kitchen, all bedrooms are fitted with storage and have access to the terrace as well as use of a designer family bathroom off the hallway.

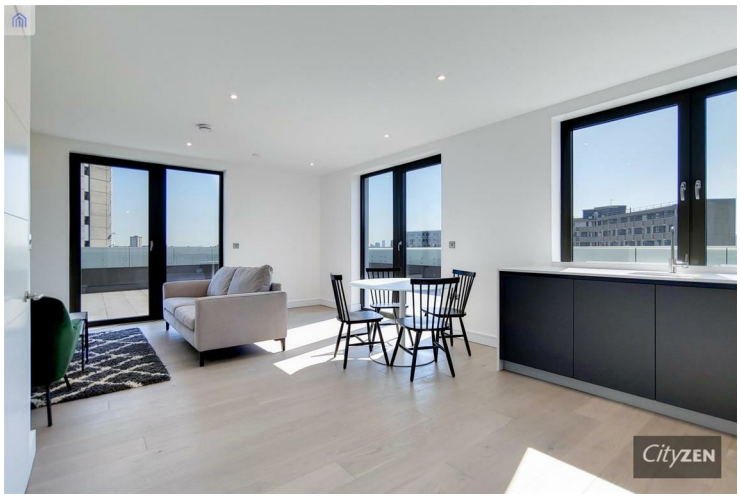
The Shoreditch vibe is continued inside the apartment with designer bathrooms and kitchen as well as its interior designed furnishings. The designer communal areas include gym, cinema, residents lounge/library and roof gardens with City views. A 24 hour concierge is also at your service.

The roof garden is approximately 1,130 square feet and offers 180 degree views which include the City skyline.

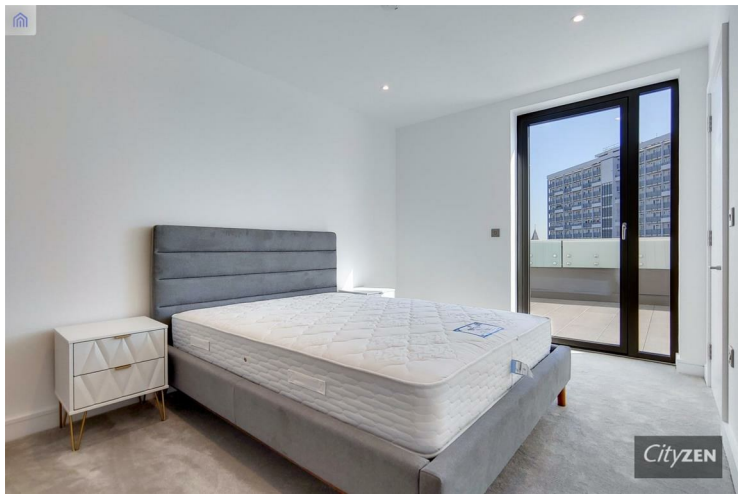
GROUND RENT £600 PA / SERVICE CHARGE £5500 PA / LEASE 993 YEARS *the ground rent, service charge & lease have been provided by the property owner and your solicitor will need to confirm these details should you wish to purchase the property.

- 1,130 SQ FT PRIVATE TERRACE
- RESIDENTS ROOF GARDEN
- 24 HR CONCIERGE
- 2 DOUBLE BEDROOMS
- 180 VIEWS INC THE CITY
- 'SHOREDITCH' INTERIOR STYLING
- 2 LUXURY BATHROOM SUITES
- RESIDENTS GYM, CINEMA & LIBRARY
- PENTHOUSE APARTMENT

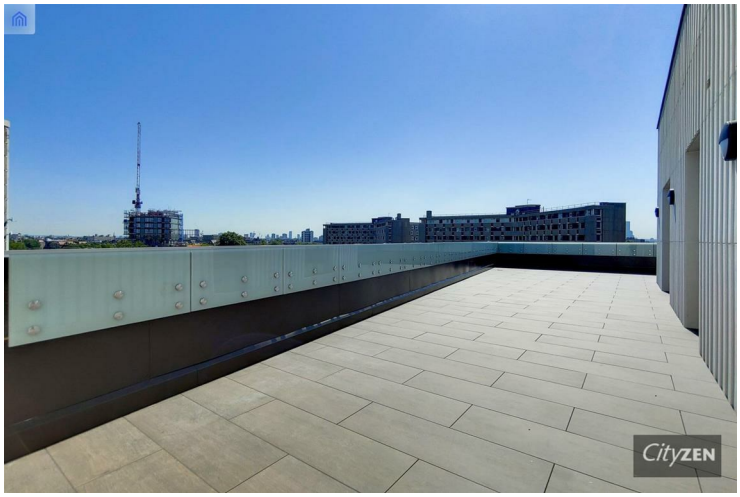
Rosewood Building, Cremer Street, London, E2 8GX



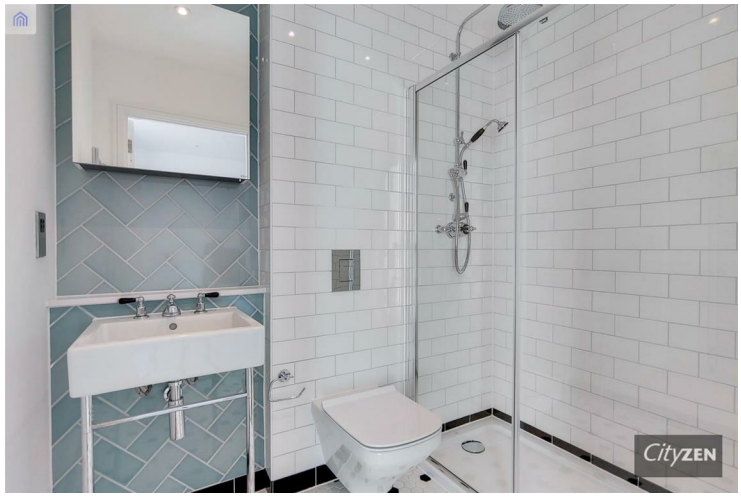
RECEPTION



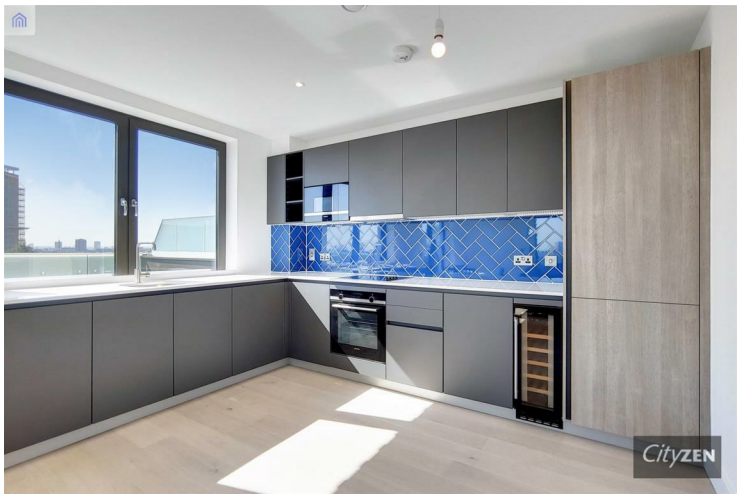
BEDROOM



PRIVATE ROOF TERRACE



EN SUITE

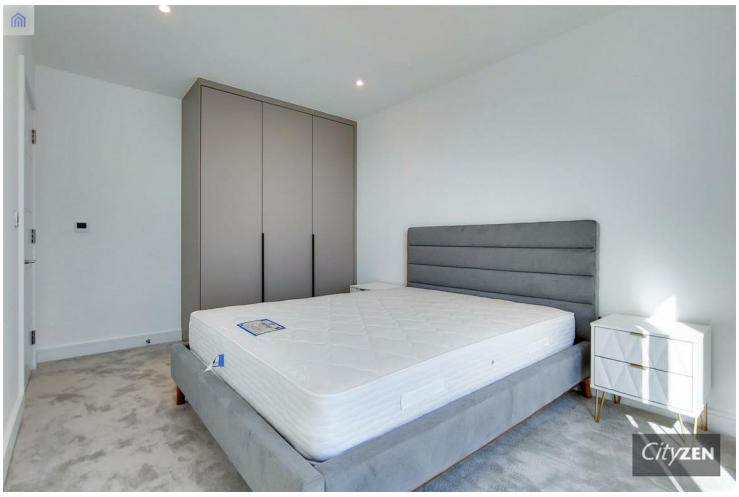


KITCHEN

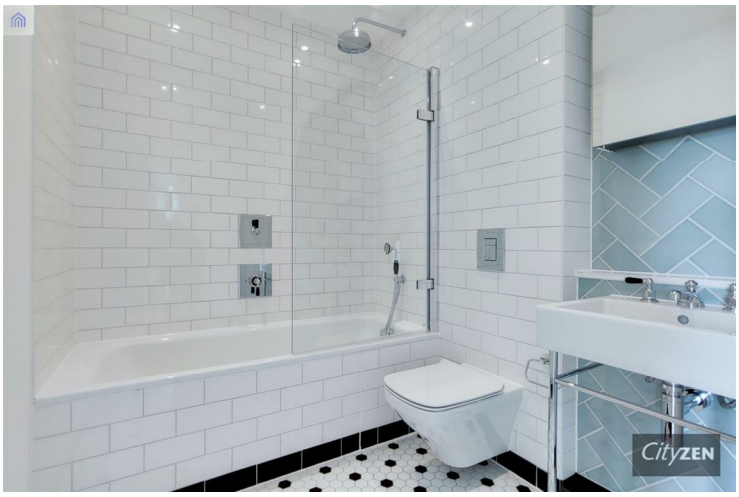


RECEPTION

Rosewood Building, Cremer Street, London, E2 8GX



BEDROOM



BATHROOM



BEDROOM



CITY VIEW FROM RESIDENTS TERRACE



BEDROOM

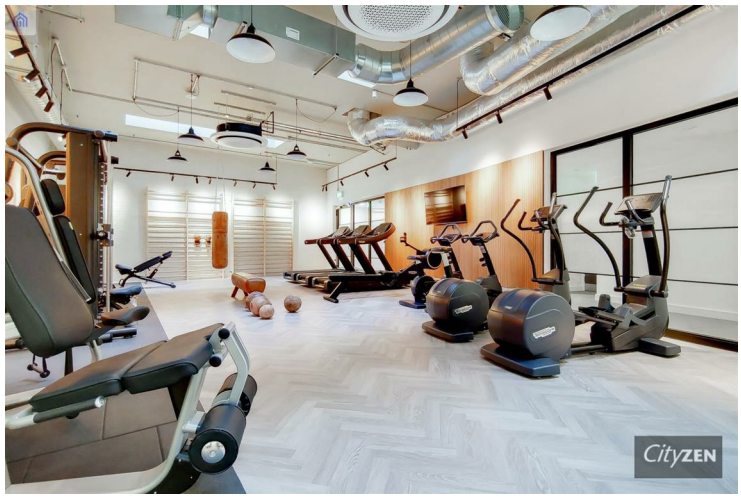


RESIDENTS LOUNGE

Rosewood Building, Cremer Street, London, E2 8GX



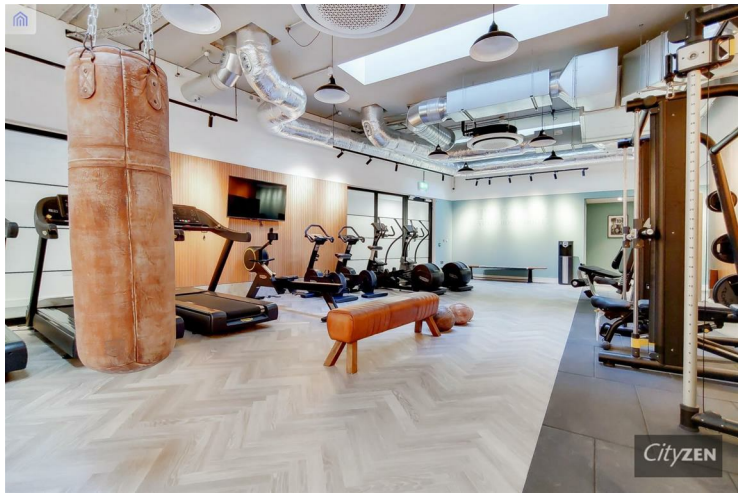
RESIDENTS LOUNGE



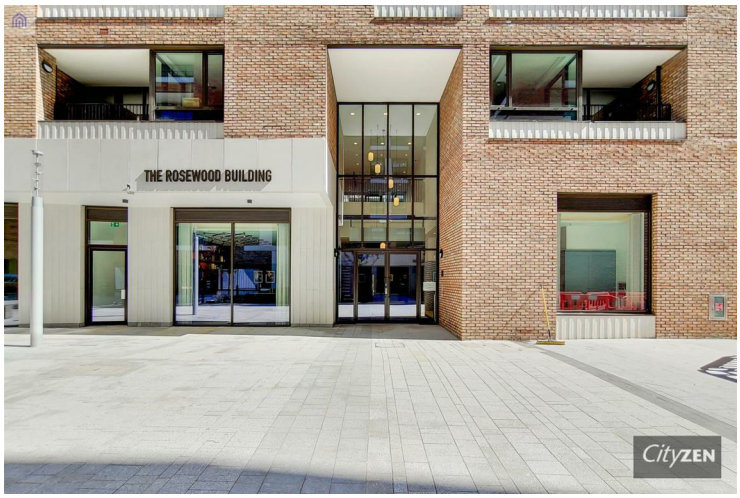
GYM



DEVELOPMENT



GYM

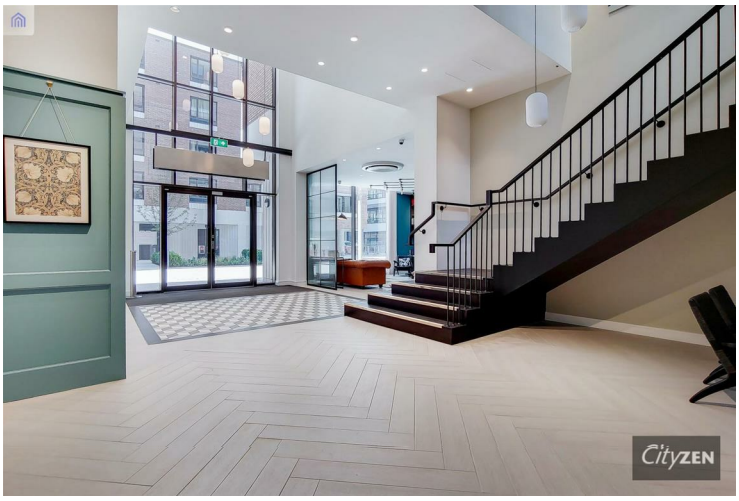


ENTRANCE



ENTRANCE LOBBY

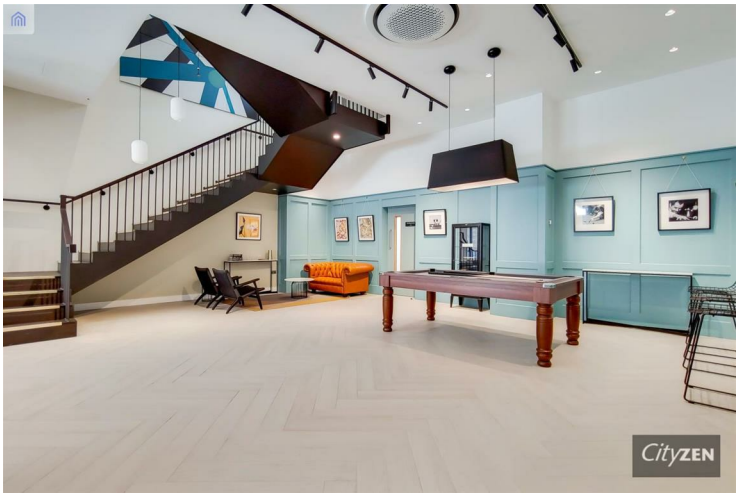
Rosewood Building, Cremer Street, London, E2 8GX



ENTRANCE LOBBY



DEVELOPMENT



ENTRANCE LOBBY



DEVELOPMENT



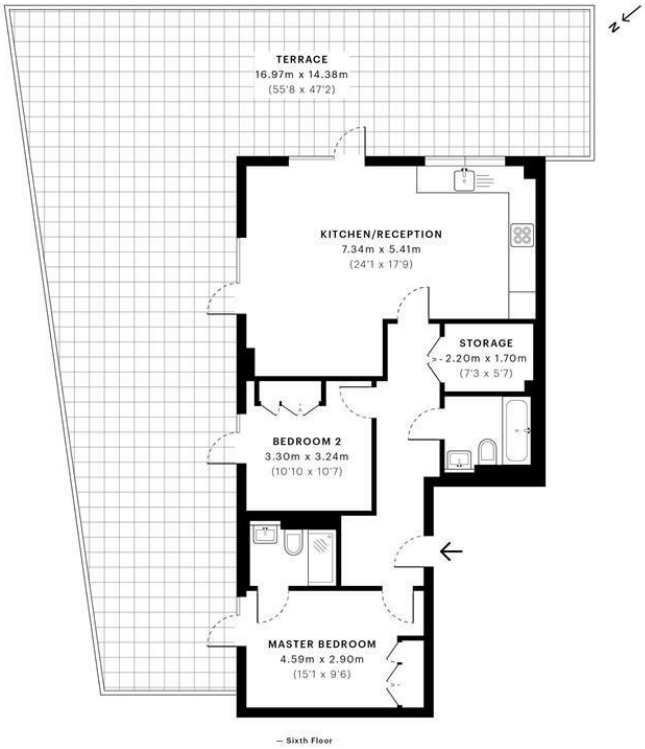
CINEMA

CityZEN

Rosewood building , E2

CAPTURE DATE 31/07/2020 LASER SCAN POINTS 131,164,942

GROSS INTERNAL AREA
80.61 sqm / 867.68 sqft



GROSS INTERNAL AREA (GIA) The footprint of the property
80.61 sqm / 867.68 sqft

NET INTERNAL AREA (NIA) Excludes walls and external features. Includes washrooms, restricted head height
76.84 sqm / 827.10 sqft

EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc.
104.58 sqm / 1125.69 sqft

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

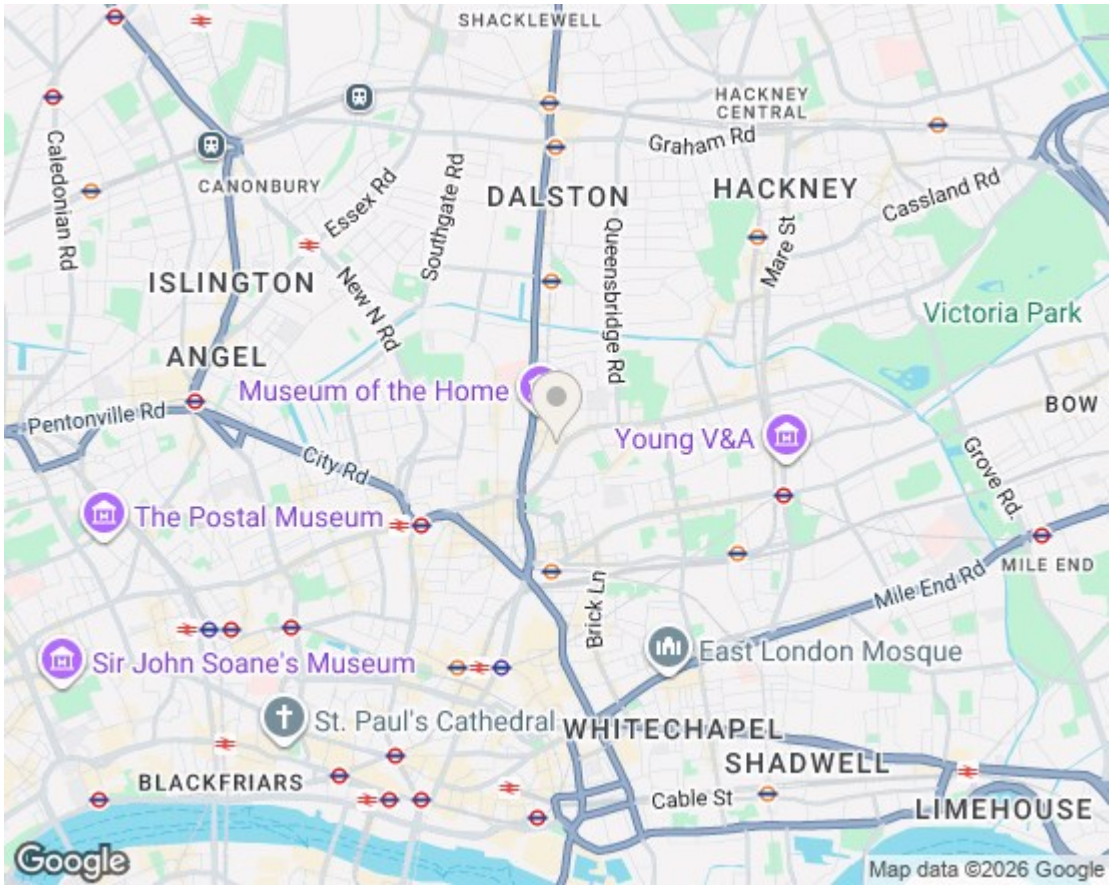
spec Verified

RICS Certified Property Measurer

Spec 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 scan.

IPMS 3B RESIDENTIAL 185.06 sqm / 1991.97 sqft
IPMS 3C RESIDENTIAL 181.93 sqm / 1958.28 sqft

SPEC ID 5f187f96e5927c622bbc7523



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_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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.