

## THE FOUNDRY , DEREHAM PLACE, 2 BED APARTMENT

£3,250 PER MONTH

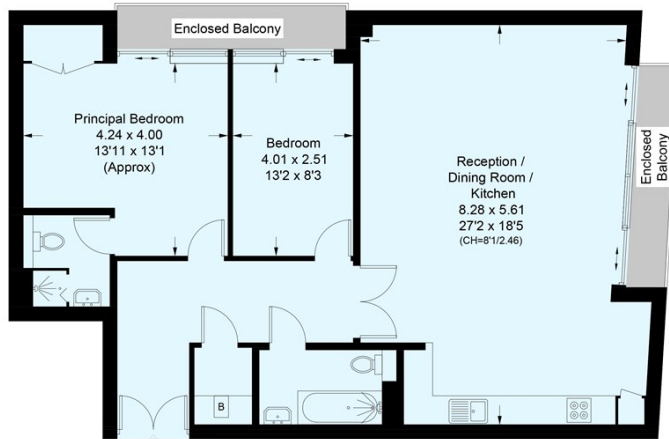
A Hemmingfords Collection- Shoreditch triangle - Two double bedroom, two bathroom apartment in the sought after Foundry development. The property boasts 2 large double bedrooms, 1 en-suite bathroom and a second beautifully finished bathroom, well designed kitchen with high spec appliances, spacious open 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.

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## The Foundry, Dereham Place, EC2A

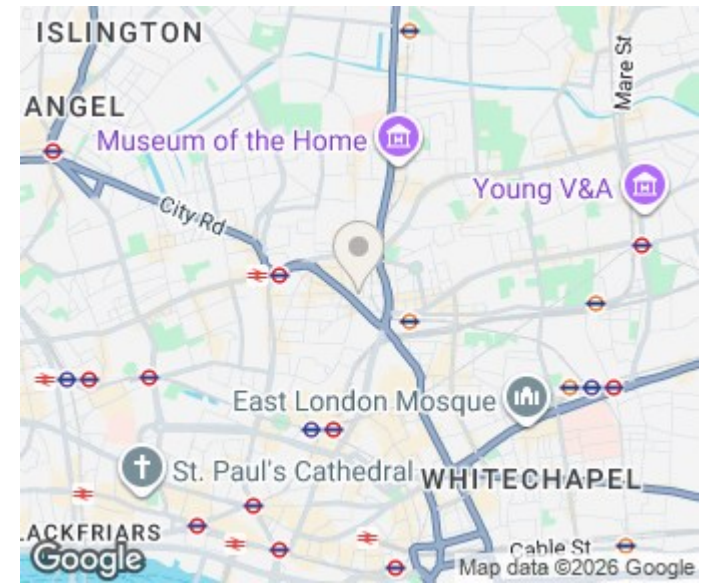
Approximate Floor Area = 96.4 sq m / 1038 sq ft  
Including Limited Use Area (0.2 sq m / 2 sq ft)



First Floor IN  
96.4 sq m / 1038 sq ft

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID730434)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

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