



DERHAM PLACE, LONDON, EC2A

3 BED APARTMENT

£4,850 PER MONTH

A Hemmingfords Collection: A spacious three double bedroom, two bathroom penthouse, ideally positioned on a quiet street in the heart of Shoreditch, EC2A.

Set on the second floor, this impressive apartment offers well-proportioned accommodation throughout, including a generous reception room with an open-plan, fully fitted kitchen, wooden flooring and excellent storage. The property is further complemented by a private roof terrace, providing a fantastic outdoor space.

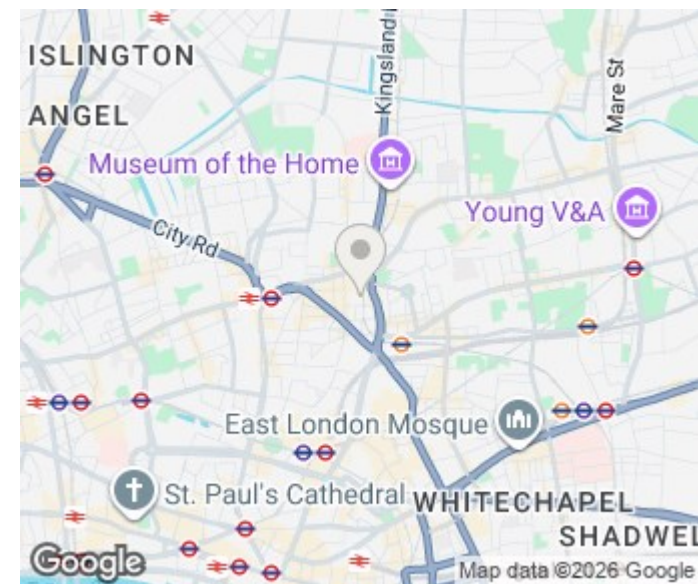
Perfectly located for the vibrant lifestyle Shoreditch and Hoxton have to offer, the apartment is just moments from an excellent selection of independent cafés, trendy bars, restaurants and local amenities. Islington and the West End are also within easy reach.

Hemmingfords



SIXTH FLOOR
APPROX. GROSS INTERNAL FLOOR AREA
980.9 sq ft - 91.1 sq m

FOR ILLUSTRATIVE PURPOSES ONLY NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, fittings and other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omissions, misstatement or use of data shown.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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

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