

EBI



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Rosewood Building, Gorsuch Place, E2 8HU

Price:
£ 750,000

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Price: £ 750,000 2 bedroom house

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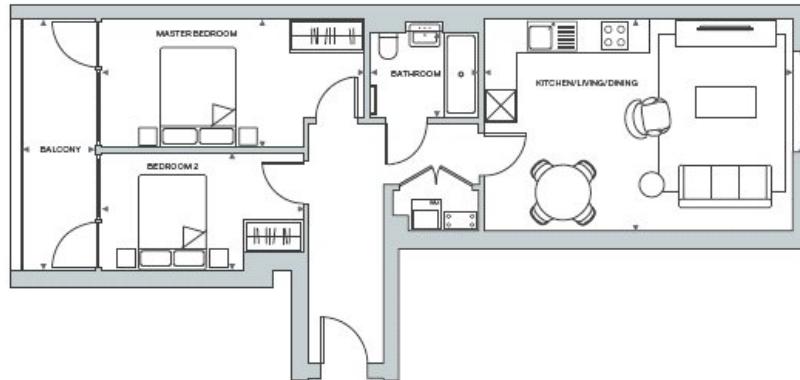
OVERVIEW

This well-presented two-bedroom apartment is located within the sought-after Shoreditch Exchange development. Positioned on the third floor, the apartment offers approximately 787 sq ft of internal living space.

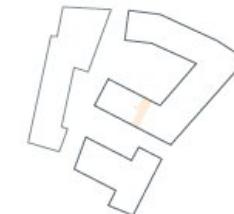
Situated in one of London's most vibrant and creative neighbourhoods, Shoreditch Exchange provides an exceptional inner-city lifestyle. Just moments from the City, the development is superbly located with excellent transport links connecting you to the rest of London.

KEY FEATURES

- Two-bedroom apartment
- 702 sq ft of living space
- Situated on the third floor
- Access to landscaped roof terrace
- Residents 2019 private cinema room
- Fitness suite and club lounge facilities
- 24-hour concierge service
- Moments from Hoxton and Old Street station



TOTAL INTERNAL AREA	65.22 sq m	702 sq ft
LIVING/DINING/KITCHEN	4.22 x 6.15 m	13' 10" x 20' 2" ft
MASTER BEDROOM	2.56 x 5.23 m	8' 4" x 17' 2" ft
BEDROOM 2	2.34 x 4.02 m	7' 8" x 13' 2" ft
BATHROOM	1.7 x 2.15 m	5' 7" x 7' 1" ft
TOTAL EXTERNAL AREA	7.91 sq m	85 sq ft
BALCONY	4.99 x 1.44 m	16' 4" x 4' 9" ft



Energy Performance Certificates

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		

