



**Rosewood Building, Gorsuch Place, E2 8HU**

Price:  
£ 750,000





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Price: £ 750,000 2 bedroom house

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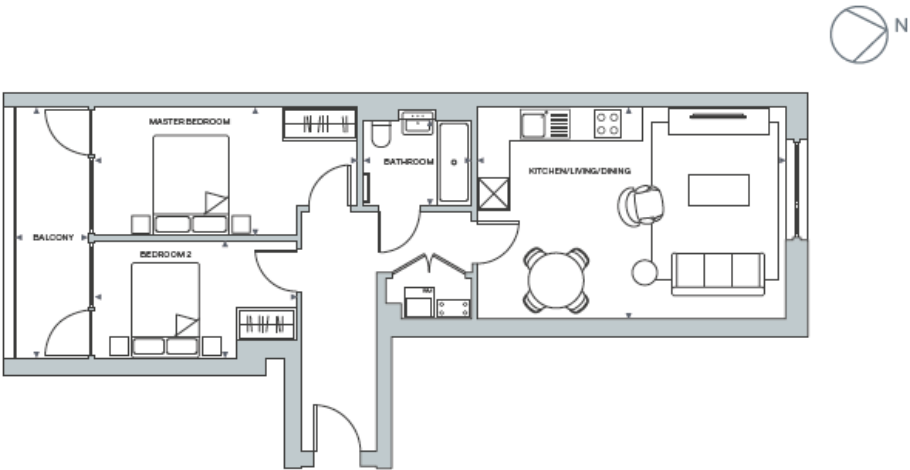
## OVERVIEW

Two bedroom apartment located in the Shoreditch Exchange development. The apartment is situated on the third floor and consists of 787 Sq.Ft.

Set within one of London's most creative and diverse boroughs, Shoreditch Exchange is the ultimate destination for inner city living. Benefitting from being moment's walk to the City, the development is ideally located and offers connectivity to the rest of London.

## KEY FEATURES

- Two bedroom apartment
- 702 Sq.Ft.
- Third Floor
- Landscaped roof terrace
- Cinema room
- Residents' fitness suite & club lounge
- 24 Hour concierge service
- Moments away from Hoxton and Old Street Stations



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' 4½" 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' 4½" 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		



