



CREMER STREET, LONDON, E2
£880,000 LEASEHOLD

A NEWLY BUILT TWO-BEDROOM TWO-BATHROOM THIRD FLOOR APARTMENT IN HOXTON

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DESCRIPTION:

This extraordinary and inspiring two-bedroom, two-bathroom spans 860sqft and is set on the third floor of this striking industrial-style newly created development. From the moment you enter the building you will be captivated by the attention to detail and commitment to the very best in high-quality design with this striking lateral apartment delivering the finest levels of craftsmanship and luxury, resulting in tranquil and luxurious living in the heart of this thriving district.

The property enjoys lift access to the third floor and showcases a number of striking industrial-style features with full height contemporary door frames, lime-washed wooden flooring, a series of clever and smart lighting features and beautiful vast triple glazed windows and sliding doors that allow the natural light to flood in. The architects behind these creations have invested exhaustively in a series of bespoke features, providing superior open-plan kitchen areas with islands and extractor hood, neolith work surfaces, amazing bathrooms with colour-matched tiles and CP Hart sanitary-ware and small private balconies beyond the sliding doors. Both bedrooms enjoy bespoke fitted wardrobes with installed LG televisions, underfloor heating and blind fittings for those quieter moments at home.

Cremer Street is at the very heart of trendy London living within an easy commute to Kingsland Road and Hackney Road to the East, and the eclectic mix that is Shoreditch Triangle to the south. You are never far from a wealth of opportunities to drink, dine and indulge in this spectacular corner of Central London. Beyond the local action, you can make use of some exceptional public transport facilities with Hoxton Overground just a minute away, Old Street Underground Station (Northern Line) and Liverpool Street (Central Line) all well within walking distance of the development.

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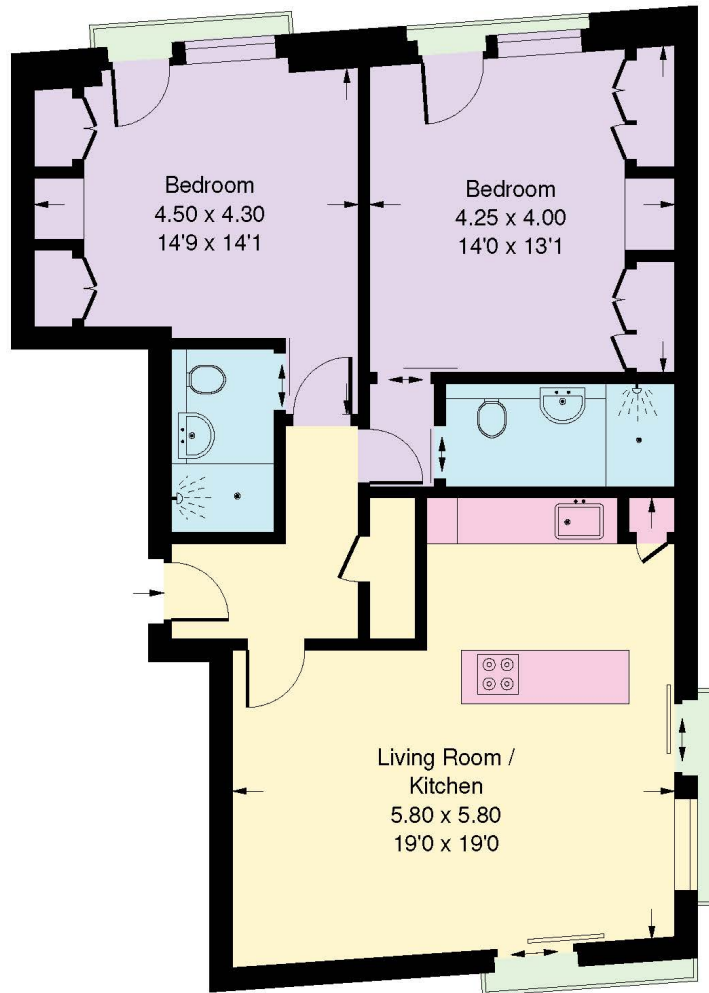
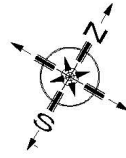


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Approx Gross Internal Area
79.9 sq m / 860 sq ft

Flat 3



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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