



CREMER STREET, LONDON, E2  
**£1,895,000 LEASEHOLD**

## EXQUISITE THREE-DOUBLE BEDROOM, THREE-BATHROOM PENTHOUSE APARTMENT WITH ROOF TERRACE IN HOXTON

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## DESCRIPTION:

This extraordinary and inspiring penthouse duplex apartment spans 1,847sqft and occupies the entire 4th and 5th floors 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 single penthouse flat being directly accessible from the lift into a series of capacious and striking living areas that provide tranquil and luxurious living in the heart of this thriving district.

The property has cleverly incorporated the staircase to maintain its exclusive sense of seclusion, and opens out at the top floor level into a vast living area with a stunning designer kitchen installation across one single wall, large island unit and a set of awesome sliding doors that open out onto a fabulous decked private terrace with views across North London.

To the floor below (4th) you are treated to craftsmanship and designer installations of an exceptional standard as you absorb the 3 large double bedrooms, all of which enjoy en-suite shower rooms, exceptional built in storage and the additional of a separate W.C.

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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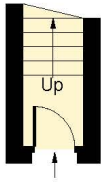
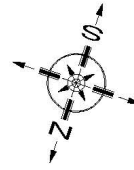




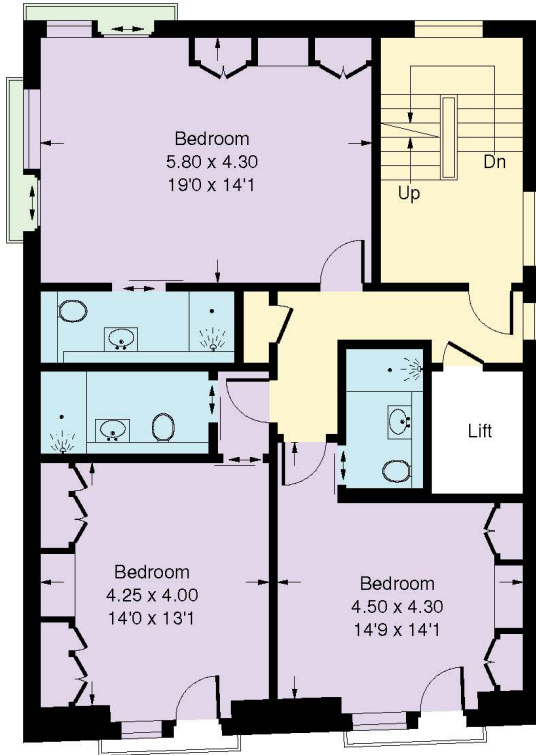
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# Cremer Street, E2

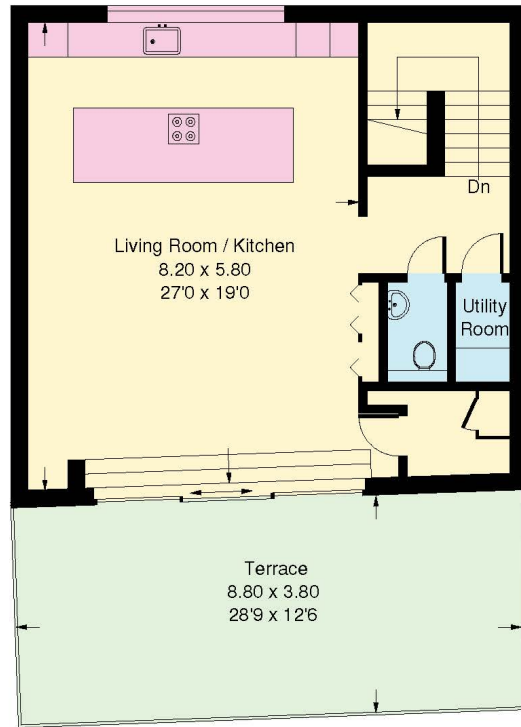
Approx. Gross Internal Area  
171.62 sq m / 1847 sq ft



Third Floor Entrance



Fourth Floor



Fifth Floor

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		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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