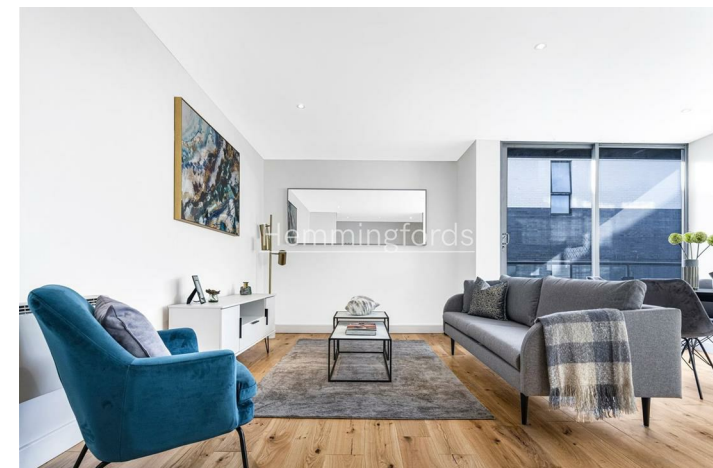
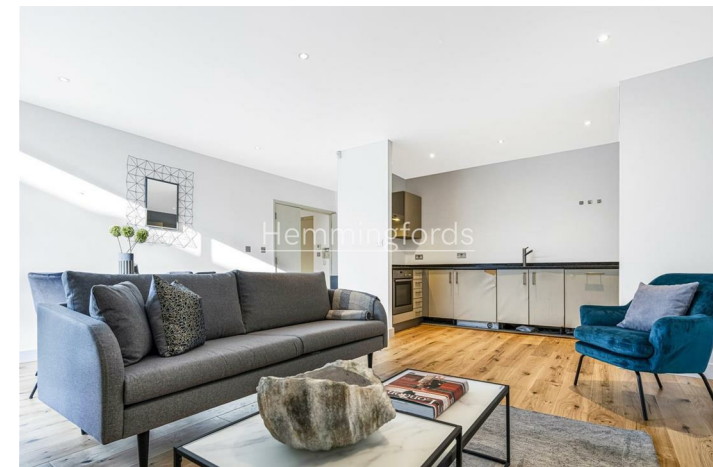




THE FOUNDRY, DEREHAM PLACE, SHOREDITCH, 3 BED APARTMENT

£4,250 PER MONTH

Three double bedroom, two bathroom second floor apartment in the sought after Foundry development. The property boasts 3 large double bedrooms, 1 en-suite bathroom and a second beautifully finished bathroom, well designed kitchen with high spec appliances, spacious open plan living area, solid hard wood flooring throughout floor to ceiling windows that allow the apartment to be flooded with natural light!

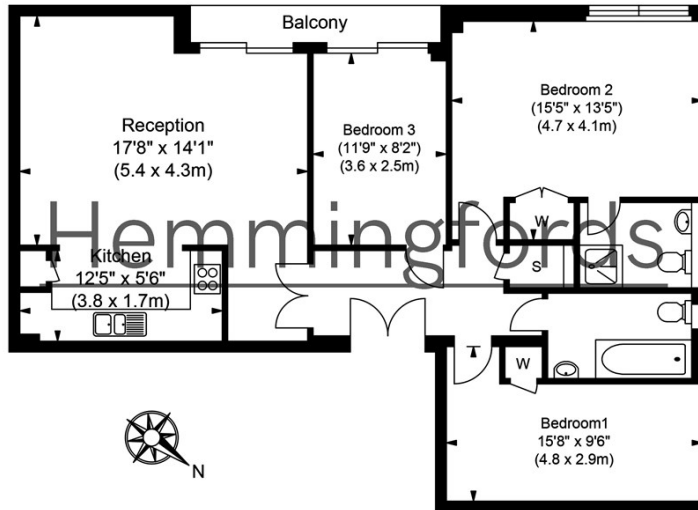
This apartment also boasts two balconies. One that runs along the living area and the other lays adjacent to the two bedrooms. The property is situated in one of the most sought after areas in Shoreditch.

Hemmingfords

The Foundry, EC2A

Approximate Gross Internal Area

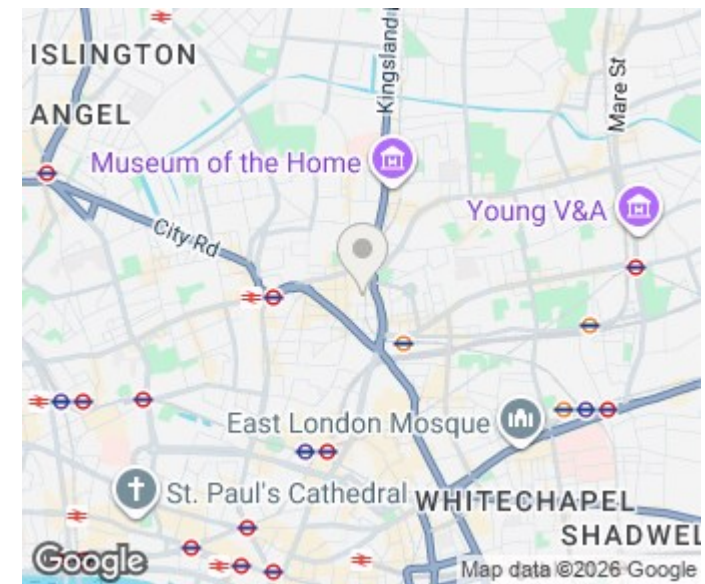
951 sq ft / 88.38 sq m



Second Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	83
(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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