



COTTONS GARDENS, SHOREDITCH, E2

1 BED APARTMENT

£2,300

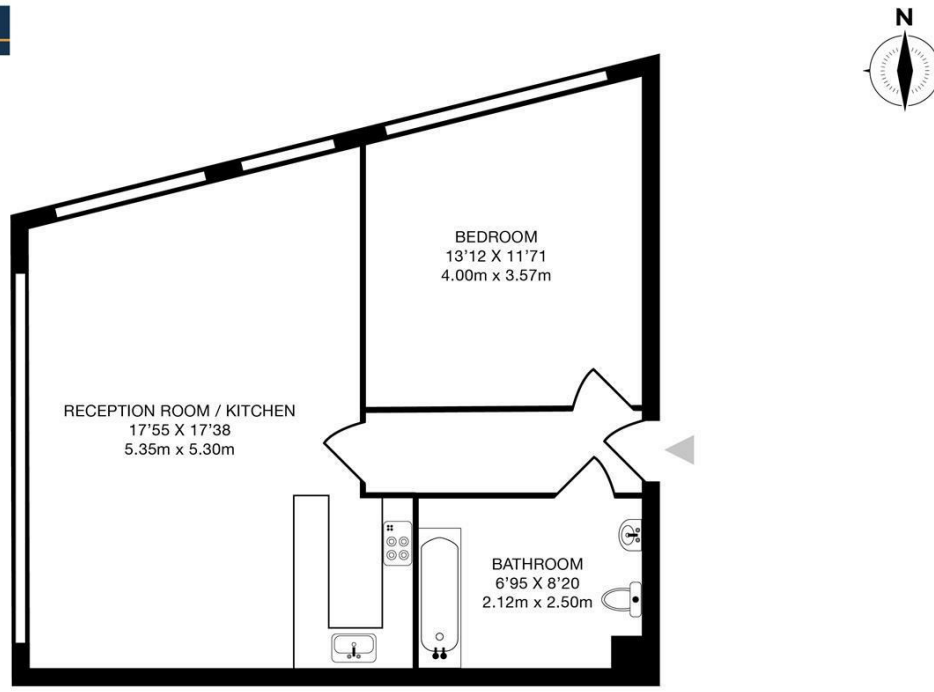
A truly stunning example of a warehouse conversion situated in the heart of Shoreditch.

The property benefits from a spacious open plan living room, a modern newly tiled bathroom, double glazed windows, wooden flooring throughout, lift access, and is situated in a very trendy area in the heart of Shoreditch.

The property is located at the junction of Cotton's Gardens and Kingsland Road. Close to Old Street, Shoreditch High Street and Hoxton stations.

The property is offered unfurnished.

Hemmingfords



FIRST FLOOR
APPROX. GROSS INTERNAL FLOOR AREA: 515.91 sq ft - 47.93 sq m

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. For the avoidance of doubt, Dyego Rodrigues Photography shall not be liable for any reliance on these measurements. © 2020 Dyego Rodrigues. www.dyegorodrigues.com



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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