



## 13 THE FOUNDRY 8 DEREHAM PLACE LONDON, EC2A 3HJ

£4,200 PCM

A spacious three double bedroom, two bathroom Penthouse on a quiet street in Shoreditch, EC2A. This fantastic apartment is located on the second floor and features a good sized reception with open plan fully fitted kitchen, wooden flooring, good storage and a private roof terrace.

Ideally located just moments from a selection of the local amenities whilst the trendy bars and restaurants of Shoreditch, Hoxton are literally on your doorstep. Islington and the West End are also close by. Transport links to the City and the West End are within easy reach, with the nearest underground stations being Old Street (Northern Line), Shoreditch High Street (East London Line) and Liverpool Street (Central Line) stations.

Available 20th August 2025 on a furnished basis

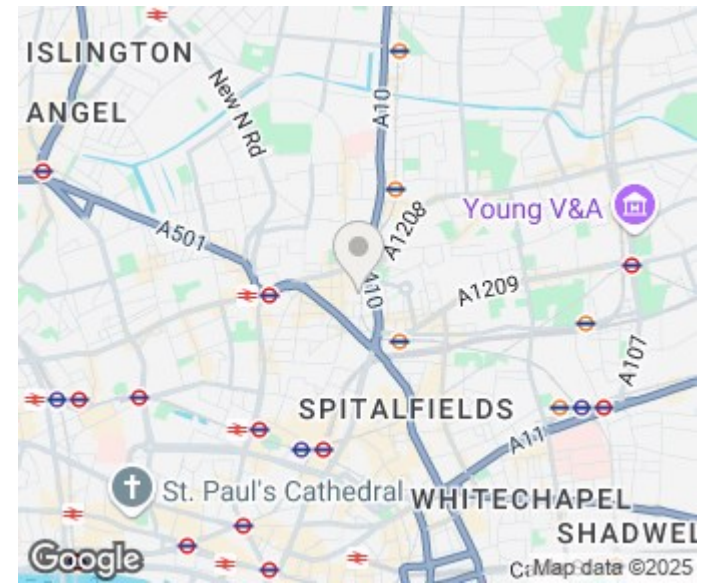
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**SIXTH FLOOR**  
APPROX. GROSS INTERNAL FLOOR AREA  
**980.9 sq ft - 91.1 sq m**

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, 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, misstatement or use of data shown.  
For the avoidance of doubt, Origin Studios Photography shall not be liable for any reliance on these measurements.  
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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 75                         | 79        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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