



# Newly built two bedroom flat within Shoreditch Exchange

**Rosewood Building, Gorsuch Place, London, E2**

£630 pw (£2,730 pcm) plus fees apply, Unfurnished  
Available from 20/10/2020



- Brand new development
- High quality finish throughout
- Double sized bedroom
- Large open plan reception room
- Private balcony
- Residents amenities

#### Local Information

Perfectly located within one of London's most creatively dynamic and culturally vibrant boroughs, Shoreditch is the ultimate destination for modern city living. With new restaurants, boutique shopping, green courtyards and bars on your doorstep, Shoreditch Exchange nurtures a sense of community as well as individual spirit; it's a place where people meet, work and live. Great transport links are another reason why living at Shoreditch Exchange is so convenient. Hoxton Station is on the doorstep, easily connecting you to major transport hubs. Liverpool street is within walking distance and provides easy access to an array of Underground & Mainline trains as well as the soon to complete Crossrail line.

#### About this property

Brand new high spec two double bedroom apartment located within the highly anticipated Shoreditch Exchange.

The property comprises of a good sized reception room benefitting from an open plan high quality kitchen with integrated appliances, two double bedrooms with fitted wardrobes, two luxury bathroom suites and access to a good sized private balcony. Further benefits include floor to ceiling windows providing plenty of natural light, high quality flooring and neutral décor.

Residents can enjoy a choice of public open spaces and an array of private amenities - including state-of-the-art gym, cinema room, 24-hour concierge, residents' club lounge and landscaped roof terraces with amazing views of London.

#### Furnishing

Unfurnished

#### Local Authority

London Borough Of Hackney  
Council Tax Band = Council Tax

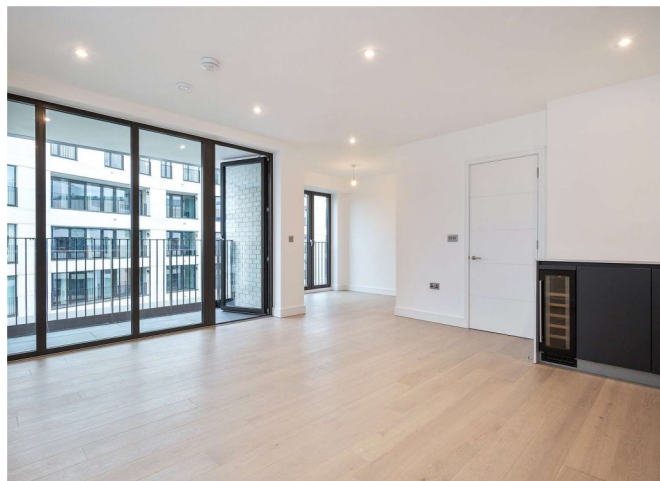
#### Energy Performance

EPC Rating = B

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Shoreditch Lettings Office.

Telephone: +44 (0) 207 578 6222.









Rosewood Building, Gorsuch Place, London, E2  
Gross Internal Area 885 sq ft, 82.2 m<sup>2</sup>



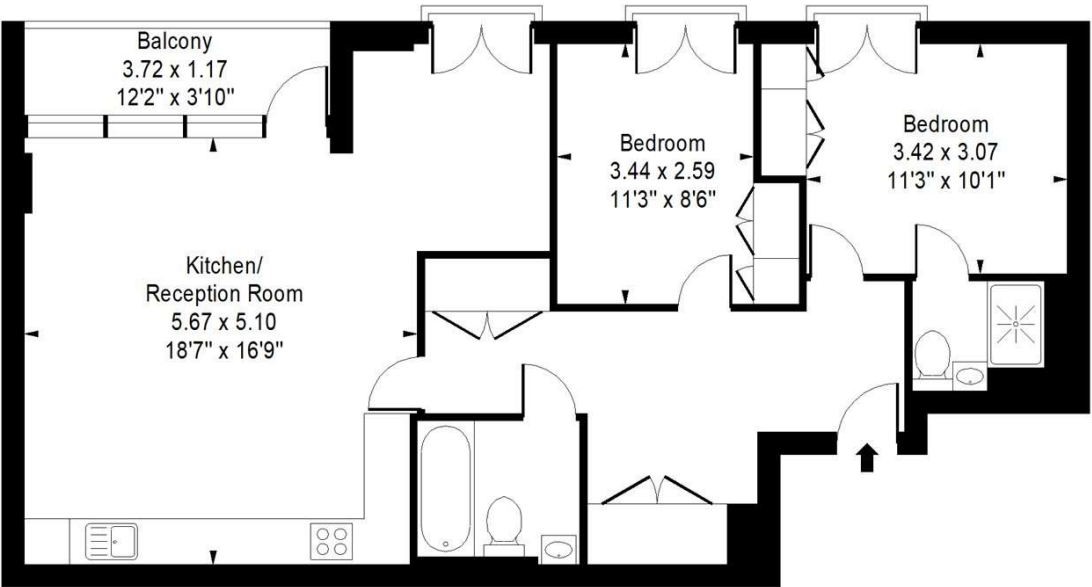
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Tristan Hickman  
Shoreditch Lettings  
+44 (0) 207 578 6222  
tristan.hickman@savills.com

Rosewood Building,  
Gorsuch Place, E2

Approximate Gross Internal Area = 885 sq ft / 82.22 sqm  
Approximate Gross Balcony Area = 50 sq ft / 4.65 sqm



Fifth Floor

Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only  
and must not be relied upon as a statement of fact.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
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