



A wonderfully light 2 bedroom, 2 bathroom apartment situated on the third floor of a modern development on one of the most sought after streets in Shoreditch.

Euphoria Building, 95 Redchurch Street, London, E2

£850,000 Leasehold (116 years remaining)



2 Bedrooms • 2 Bathrooms • 1 Reception Room

Light and bright apartment • Great Shoreditch location • Third floor • Balcony • Finished to an exacting standard

Local Information

Redchurch Street is located in the heart of Shoreditch, just a short walk away from Shoreditch High Street station. Home to a number of stylish boutiques, independent stores and vintage shops. Vogue magazine described the street as "a design lover's (and efficient traveller's) dream come true".

About this property

A 2 bedroom apartment in a boutique development on one of the most sought after streets in Shoreditch, as featured in Vogue and the FT.

Located on the third floor and measuring approximately 900sqft, the apartment is being offered to the market in immaculate condition throughout. Neutrally decorated and with wooden flooring throughout, there is a south-east facing open plan kitchen and reception room with floor to ceiling windows. There is also a private balcony overlooking Redchurch Street.

To the rear of the apartment there are two double bedrooms, an en suite bathroom, and a modern shower room.

Tenure

Leasehold(116 years remaining)

Local Authority

Tower Hamlets

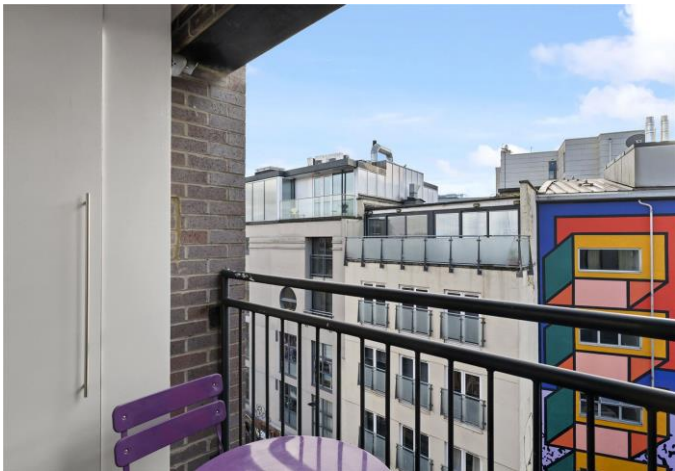
Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Shoreditch Office.
Telephone: +44 (0) 207 578 6200.





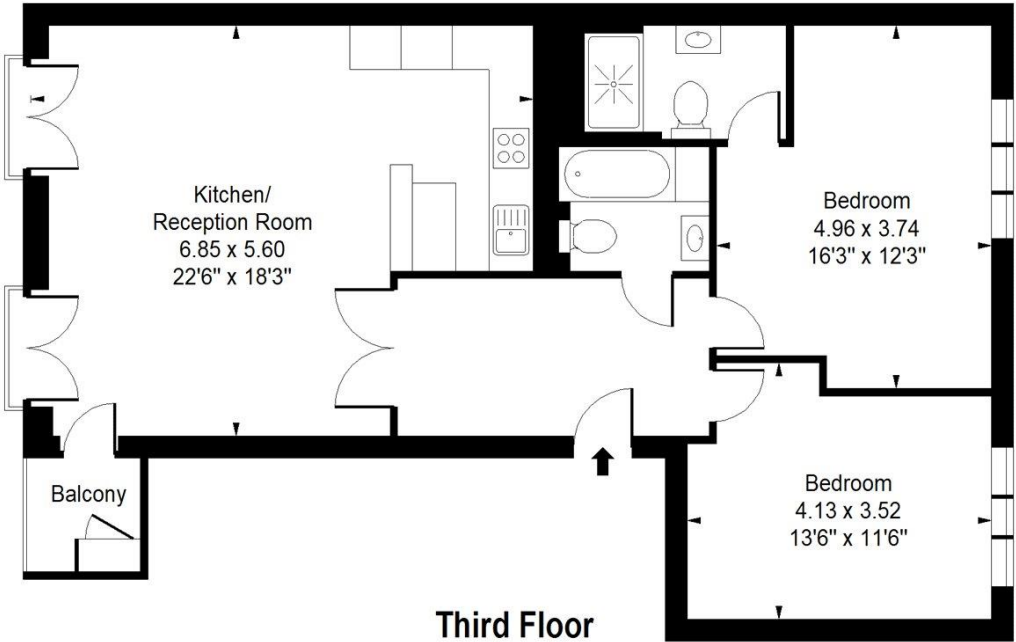
Euphoria Building, 95 Redchurch Street, London, E2
Gross Internal Area 896 - 896 sq ft, 83.2 - 83.2 m²

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Euphoria Building,
Redchurch Street, E2

Approximate Gross Internal Area = 896 sq ft / 83.24 sqm



Third 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+) A		
(81-91) B	84	84
(69-80) C		
(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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