



Cremer Street, Hoxton, E2

Asking Price: £1,150,000

 Benham
& Reeves

Cremer Street, Hoxton, E2

 3 Bedrooms  2 Bathrooms  Leasehold

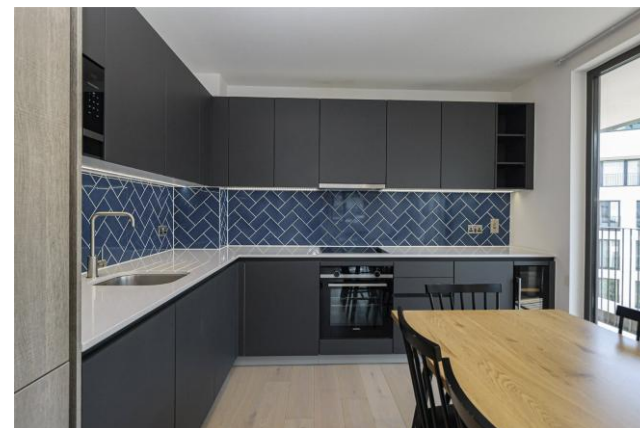
Set within the highly sought-after Shoreditch Exchange development in E2, this impressive three-bedroom, two-bathroom apartment offers approximately 1,027 sq. ft of contemporary living space, complemented by a spacious private south-west-facing terrace accessible from the main living area and two bedrooms.

Reflecting Shoreditch's vibrant character, the apartment combines stylish interiors with high-quality finishes throughout. The accommodation features a designer kitchen and bathrooms, complemented by bespoke interior-designed furnishings. Residents also benefit from an exceptional collection of communal facilities, including a fully equipped gym, private cinema, residents' lounge and library, and landscaped roof gardens offering impressive City views. A 24-hour concierge service is also available. The apartment opens into a bright and generously proportioned reception room, with direct access to the private terrace and an open-plan connection to the fully fitted kitchen, creating an ideal space for both entertaining and everyday living.

The principal bedroom benefits from fitted storage, access to the terrace and a private en-suite bathroom. The second and third bedrooms are both well-proportioned doubles, with one also enjoying direct access to the terrace. A stylish designer family bathroom is conveniently positioned off the hallway.

Combining generous proportions, an excellent south-west-facing terrace and outstanding residents' facilities, this is a superb home in the heart of Shoreditch, surrounded by the area's renowned restaurants, bars, galleries and vibrant East London atmosphere.

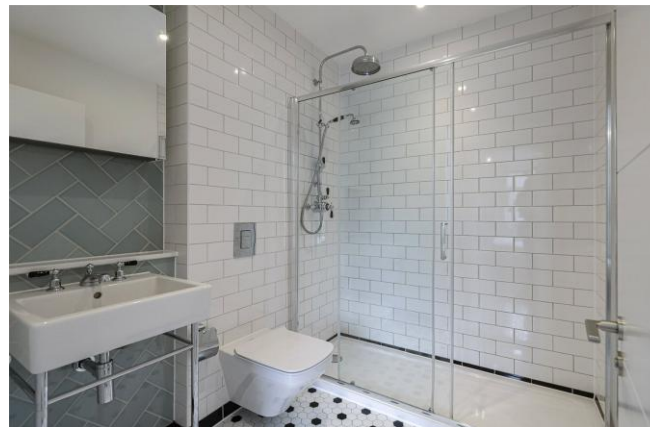
Excellent transport links include Hoxton and Old Street stations, providing swift access to the City and West End, while Liverpool Street offers national rail services and the Elizabeth line.

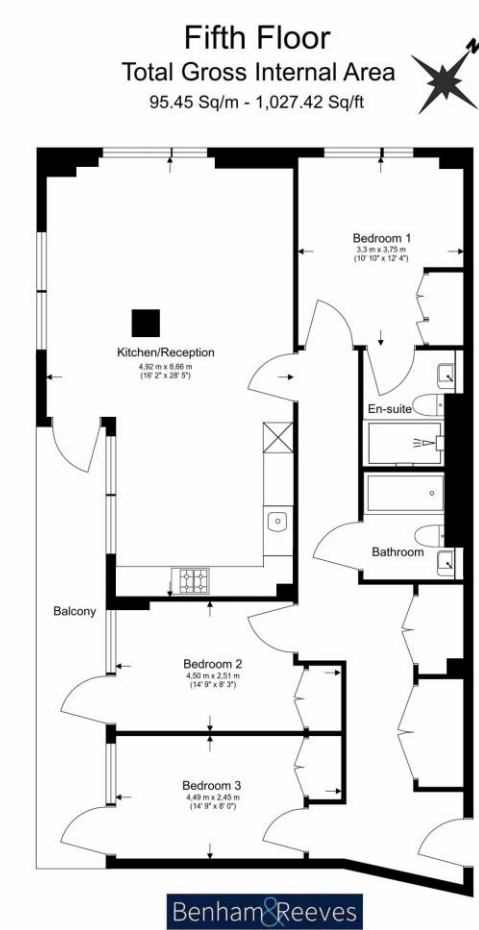




Property Features:

- Three Double Bedrooms
- 2 Bathrooms
- Reception Room with Open-Plan Kitchen
- Long Lease
- Private South-West Facing Balcony
- Gym
- Cinema
- Residence Roof Top
- Shoreditch And Hoxton Location





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£1,150,000
Tenure:	Leasehold Expires 01/01/2999 Approximately 972 Years Remaining
Ground Rent:	£700.00 (per annum) For the year 2026
Service Charge:	£6,828.40 (per annum) For the year 2026

Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CHN260021

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