

# CREMER STREET, HOXTON, E2

Red.

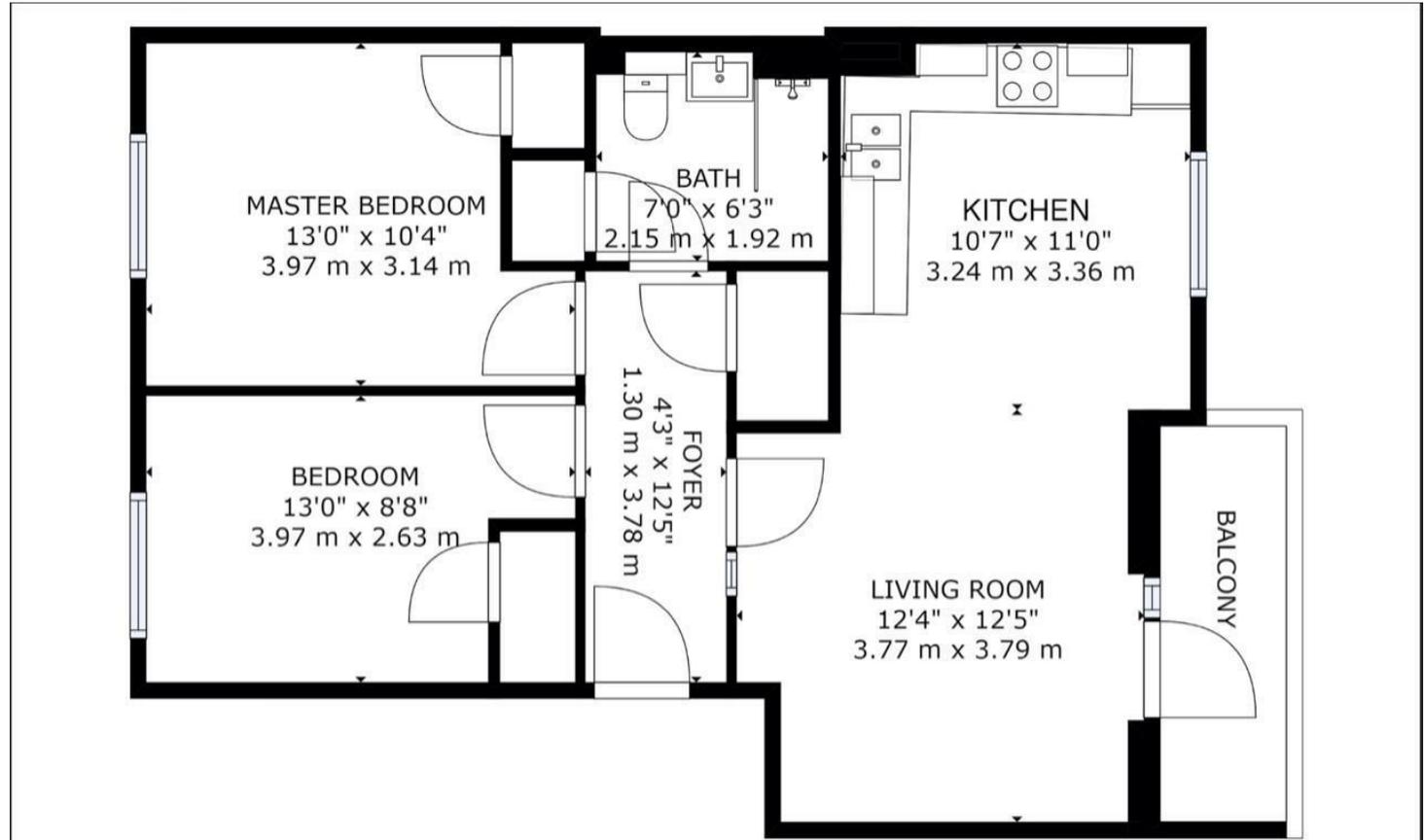


**£2,750**

A well-presented two double-bedroom apartment set within a secure gated development in the heart of Hoxton, just moments from Hoxton Station. The property offers a bright open-plan reception and dining area leading onto a private balcony, a modern bathroom, and two well-proportioned double bedrooms with excellent storage.

Further benefits include a secure entry phone system, lift access, and the property is offered furnished.

Ideally located approximately one minute from Hoxton Station, with Shoreditch, Old Street and the City all within easy walking distance. A wide selection of popular bars, restaurants, cafés and local amenities are also nearby.



GROSS INTERNAL AREA

TOTAL: 639 sq ft, 59 m<sup>2</sup>

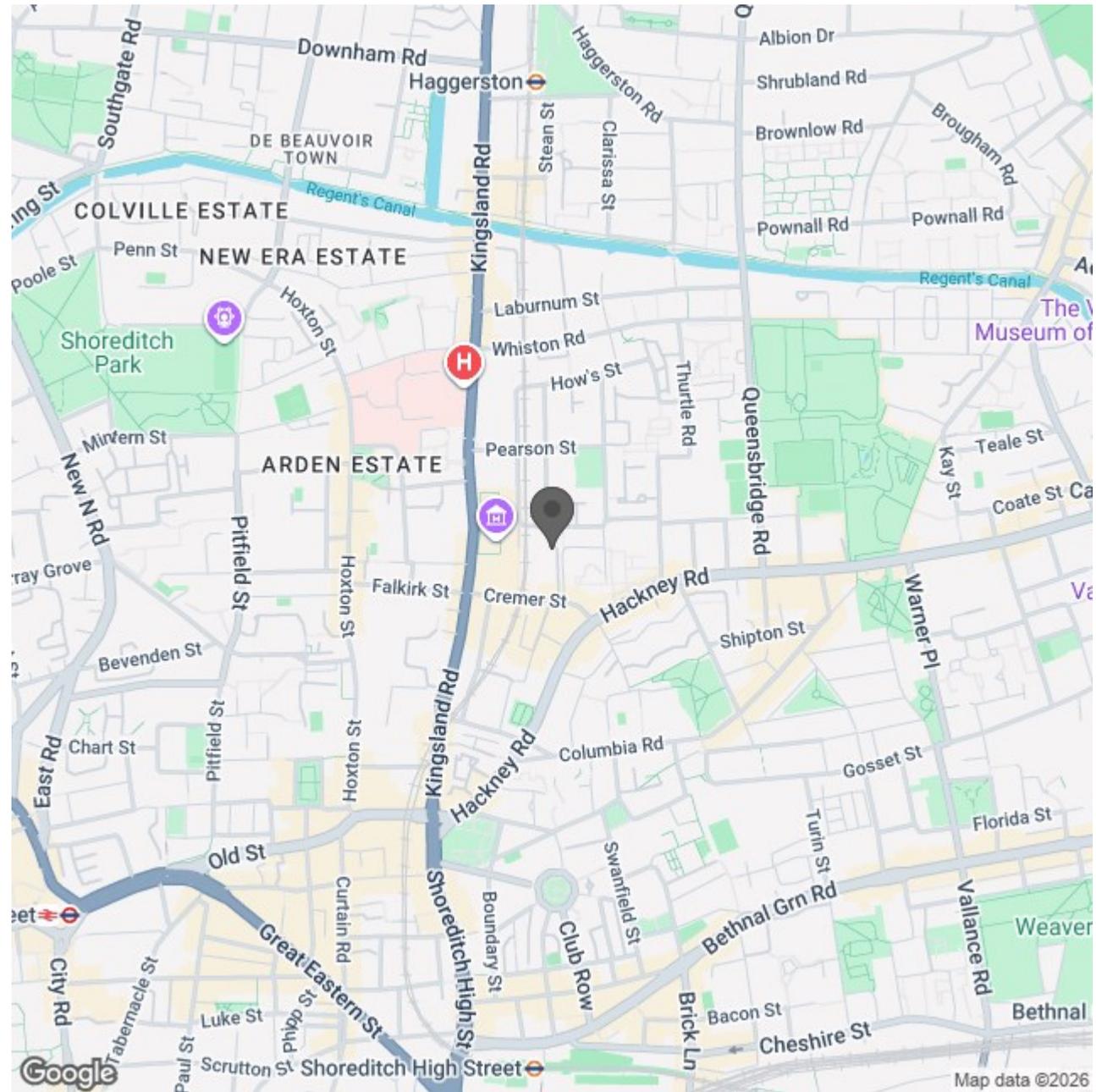
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

- Two double bedroom apartment
- Bright open-plan living space
- Furnished
- Private balcony
- Walking distance to Shoreditch & Old Street
- Secure gated development
- Lift access
- Secure entry phone system
- One minute from Hoxton Station
- Close to local amenities, bars & restaurants



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	63
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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