

THE
MAKERS
SHOREDITCH

| Apartment | Floor | Type | Beds | Baths | Outside Space | Aspect | Sq Ft | Sq M | Asking Price |
|-----------|-------|------|--------|--------|-----------------------|--------------------|-------|------|--------------|
| N1.01 | 1 | B | 1 | 1 | Balcony | South | 624 | 58 | £710,000 |
| N1.03 | 1 | A | Studio | 1 | - | South | 425 | 39 | £595,000 |
| N1.09 | 1 | A | 3 | 3 | Balcony | South / East | 1199 | 111 | £1,325,000 |
| N2.06 | 2 | A | 2 | 2 | Balcony | North / South | 963 | 89 | £1,099,000 |
| N2.07 | 2 | B | 2 | 2 | Balcony | North / South | 966 | 90 | £970,000 |
| N3.01 | 3 | F2 | 1 | 1 | Balcony | North / West | 654 | 61 | Reserved |
| N4.10 | 4 | A | 3 | 3 | Balcony | North/ South/ East | 1197 | 111 | Reserved |
| N5.04 | 5/6 | C | 3 | 3 + WC | Terrace & Roof Garden | South / North | 1399 | 130 | £1,709,000 |
| N5.05 | 5/6 | D | 3 | 3 + WC | Terrace & Roof Garden | South / North | 1692 | 157 | Reserved |
| T2.02 | 2 | C1 | 2 | 2 | Balcony | South / West | 834 | 77 | £1,053,000 |
| T8.01 | 8 | C1 | 2 | 2 | Winter Garden | South / West | 841 | 78 | £1,135,000 |
| T13.03 | 13 | G | 1 | 1 | Winter Garden | West | 560 | 52 | Reserved |
| T13.04 | 13 | C2 | 2 | 2 | Winter Garden | North / West | 828 | 52 | £1,161,000 |
| T23.01 | 23 | C3 | 2 | 2 | Winter Garden | South / East | 840 | 86 | £1,278,000 |
| T23.02 | 23 | C1 | 2 | 2 | Winter Garden | South / West | 828 | 86 | £1,253,000 |
| T24.02 | 24 | C2 | 2 | 2 | Winter Garden | North / West | 828 | 86 | £1,253,000 |

| | |
|----------------|---|
| Lease | 999 Years |
| Service Charge | Estimated £6.50 per sq ft |
| Ground Rent | Studio £350.00 per annum / 1 Beds £450.00 per annum / 2 Beds £500.00 per annum / 3 Bed £600.00 per annum / Penthouses £875.00 per annum |

Hurford Salvi Carr and any joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of, or agent of, or consultant to Hurford Salvi Carr has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents.
(v) That rental figures are suggested rents only and are provided on the basis that the properties are offered to rent furnished to a good standard on 12 months Assured Shorthold Tenancies. Yields are Gross Yields before management charges, voids and finance costs have been taken into account

HURFORD **SALVI** **CARR**