



CREMER STREET

Hackney E2



## Cremer Street is more than just a property – it's an exclusive opportunity to be part of an iconic new development

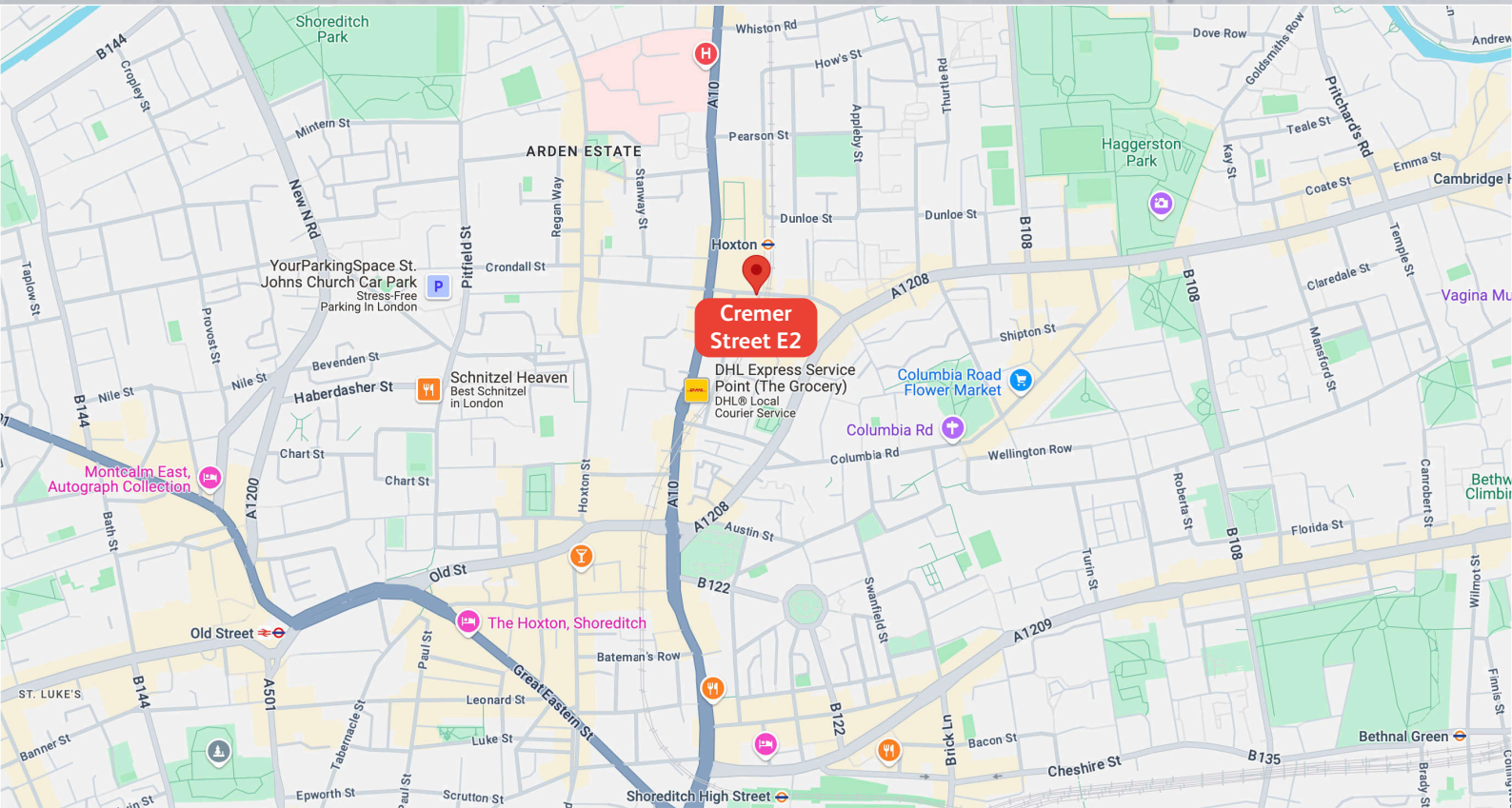
### Discover Cremer Street

Offering boutique apartments that perfectly combine high-specification design with the vibrancy of East London. These stylish residences are crafted to the highest standards, offering a luxurious living experience in the heart of Hackney.

Just moments from the creative energy of Shoreditch and Kingsland Road, the development places you at the centre of everything, with excellent transport links including Hoxton Overground Station. With an array of bars, restaurants, and cultural venues nearby, Cremer Street presents the ideal blend of exclusivity, style, and convenience.

Contemporary boutique development featuring 4 luxury 2-bedroom apartments and a stunning penthouse duplex, alongside a spacious ground and basement commercial unit, all set in the heart of Hackney.

- Superbly connected Zone 2 location
- 1-minute walk to Hoxton Overground Station,
- Prime location in Hackney E2, with quick access to Shoreditch and East London
- Walking distance to Victoria Park, London Fields, and Hackney Downs
- Vibrant neighbourhood with cafés, independent shops, and cultural venues
- Private outdoor space for selected homes
- Excellent investment potential in a rapidly evolving area



Conveniently Connected by  
Overground & Underground

From Hoxton Overground Station:

Shoreditch High Street

2 MINS

Liverpool Street

7 MINS

From Old Street Station  
(Northern Line):

Bank Station

4 MINS

Tottenham Court Road

6 MINS

From Bethnal Green Station  
(Central Line):

Liverpool Street

4 MINS

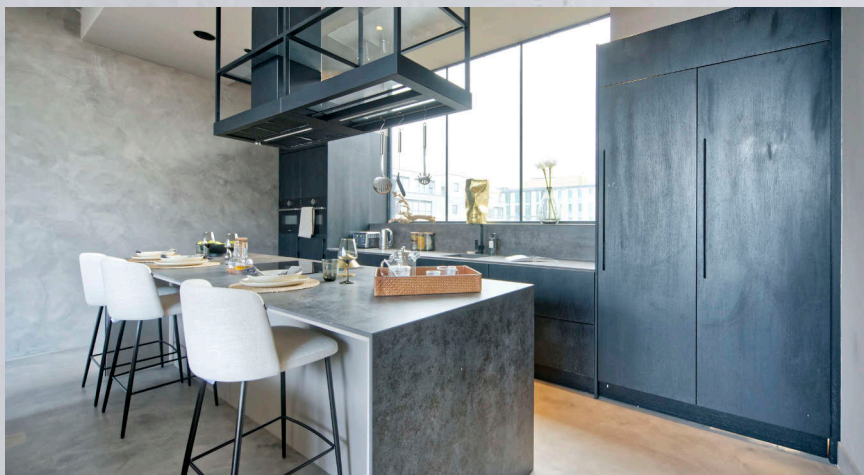
Oxford Circus

15 MINS



## The meticulously crafted specification of Cremer Street perfectly complements its vibrant East London location

- Individually designed open-plan kitchens with islands & Neolith work surfaces
- Integrated extractor hoods & premium CP Hart sanitaryware in bathrooms
- Luxurious bathrooms with color-matched tiles, large mirrors, and recessed storage
- Lime-washed wooden flooring and smart lighting features throughout
- Bespoke fitted wardrobes with installed LG televisions in all bedrooms
- Underfloor heating and pre-installed blind fittings for added comfort
- Private balconies to all apartments for exclusive outdoor living
- Penthouse with direct lift access, expansive open-plan living, and a private decked terrace with stunning views of North London



## Amenities

### Stylish Designed Kitchens

Beautifully crafted kitchens with sleek neolith work surfaces, premium island units, and smart extractor hoods - perfect for preparing meals and entertaining friends.

### Luxury Bathrooms

Thoughtfully designed bathrooms with contemporary colour-matched tiles, CP Hart sanitaryware, and elegant finishes to create your own spa-like retreat.

### Effortless Comfort

Underfloor heating throughout each home ensures a cozy living experience year-round.

### Light Filled Interiors

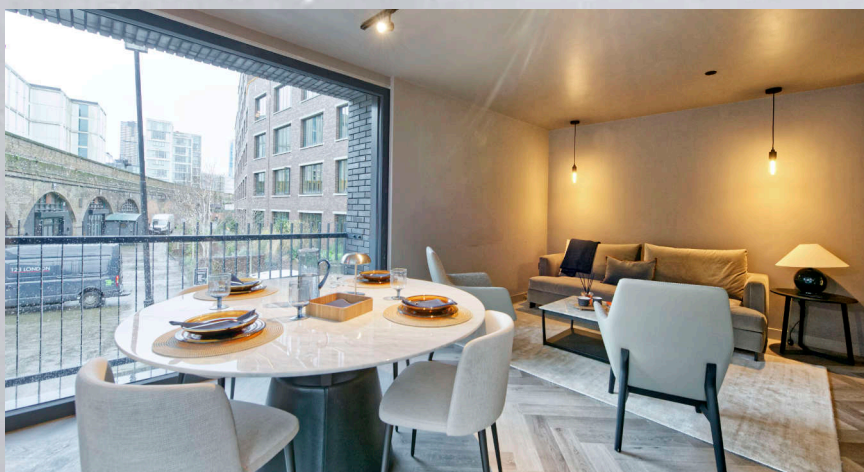
Triple-glazed windows and sliding doors flood every apartment with natural light, offering a bright and inviting space to relax or work from home.

### Private Outdoor Spaces

Select homes feature private balconies or terraces, ideal for unwinding after a long day or hosting casual gatherings.

### Convenience at Your Doorstep

Direct lift access to all apartments, including private lift access to the exclusive penthouse.





Location  
Cremer Street, London E2

Service Charge  
Estimated £3.00 per sq. ft p.a\*

Local Authority  
Tower Hamlets

Ground Rent Per Annum  
Peppercorn

Tenure  
999 years lease

Est. Completion Date  
Ready for Immediate Occupation

Warranty  
10 year warranty

Council Tax Band  
TBC

Terms of Payment:

Value	Reservation Fee	On Exchange	On Completion
Apartments	£ 5,000	10%	90%
Penthouse	£ 10,000	10%	90%

Winkworth New Homes, 13 Charles II Street, St James's, London SW1Y 4QU  
020 7355 0202 | newhomes@winkworth.co.uk

Important Notice

Winkworth, their clients, and joint agents advise:

1. No representations or warranties about the property are made, and these particulars are not part of any offer or contract. Buyers should verify all information independently. 2. Measurements, areas, and distances are approximate. Details, photos, and plans are for guidance only. Planning permissions and services should be independently checked. 3. Information is based on preliminary plans and may change during construction. Buyers should consult their solicitor for final details. 4. Prices are correct as of the date shown but may change. Confirm pricing before proceeding. January 2025.

**Winkworth**

New Homes