

**33-35 Cremer Street
Hackney
E2**

Winkworth

Development & Commercial Investment

**NEWLY CONSTRUCTED
VACANT FREEHOLD BUILDING**





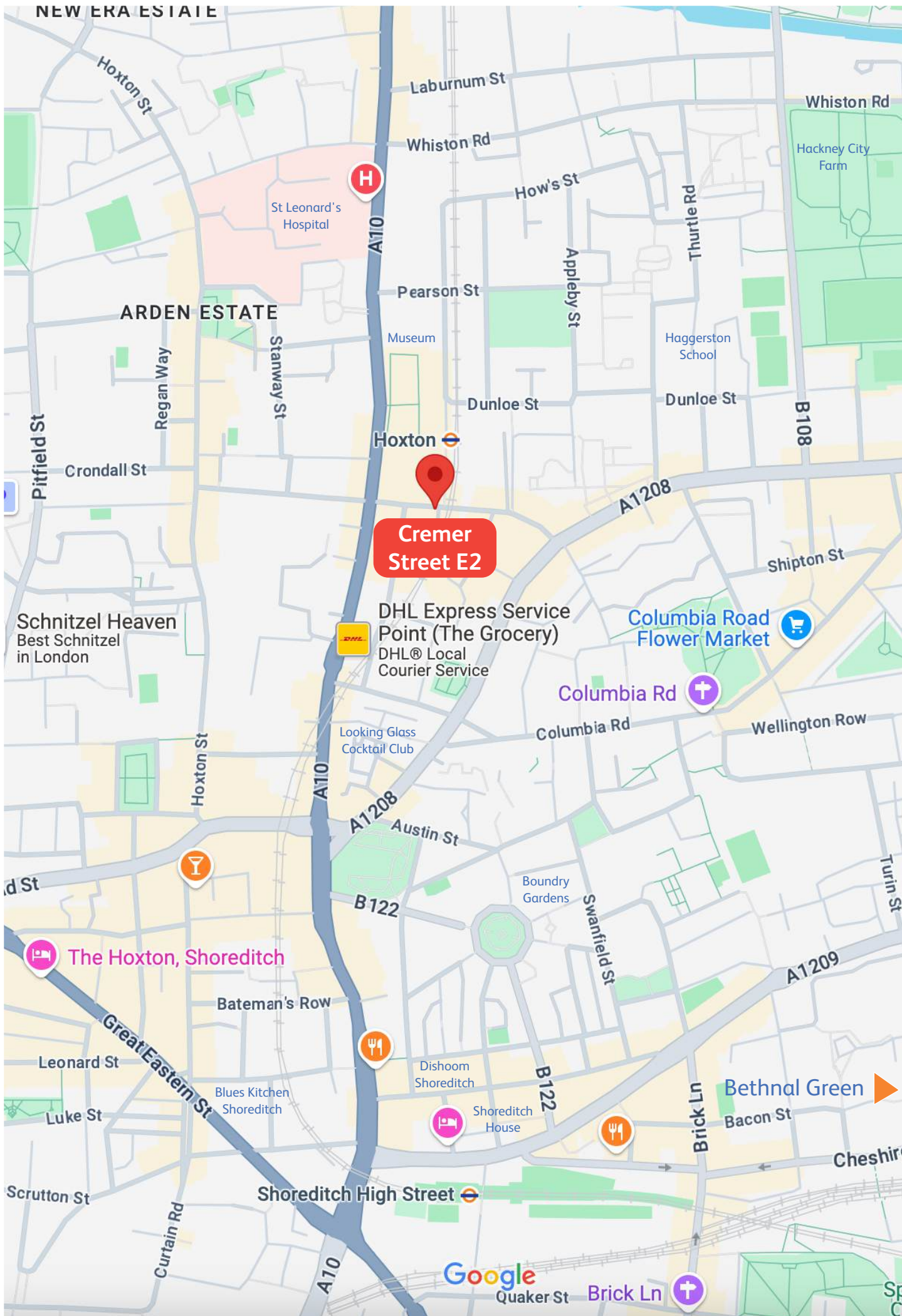
**Striking and versatile Investment Opportunity in vibrant Hackney
Four Residential Apartments and One Commercial unit.**



Executive Summary

This striking newly constructed contemporary building oozes class and style. Arranged across seven floors and being sold with Full Vacant Possession the property enjoys a 'best in class' series of outstanding contemporary design features, all wrapped within this moody, dark brickwork that has become synonymous with the current stylish urban edge that Hackney presents. The property represents a fine Investment Opportunity within this evolving East London district.

- Cremer Street is at the very heart of trendy London living within easy walking distance of Kingsland Road and Hackney Road to the East, and the eclectic mix that is Shoreditch Triangle to the south. You are never far from a wealth of opportunities to drink, dine and indulge in this spectacular corner of Central London. The building therefore enjoys a PTAL Rating of 6a.
- The existing property comprises a collection of 4 luxury apartments arranged as 3 x lateral 2 bedroom 2 bathroom units and a quite outstanding Penthouse Duplex arranged across the top two floors with spectacular views and a large roof terrace. There is a fantastic Ground & Basement Commercial Unit fitted to 'shell and core' which is currently vacant.
- The building enjoys a brand new lift with direct access into the Penthouse Apartment.
- Full Vacant Possession upon completion of legal formalities.
- Investment Potential: This freehold property in Hackney presents a prime investment opportunity, ideal for both commercial and residential purposes. The area's ongoing regeneration and gentrification promise lucrative returns, with multiple income streams and strong rental demand, ensuring potential for long-term capital appreciation.
- Offers are invited for the Freehold interest by private treaty based on a Guide Price as indicated.



THE PROPERTY

Numbers 33 – 35 Cremer Street comprises a magnificent newly constructed Freehold building directly opposite Hoxton Overground Station, enjoying outstanding visibility and footfall. This expansive Mixed-Use Freehold is arranged across seven floors with the commercial unit enjoying a vast and highly visible glazed frontage.

It is presented in 'shell and core' condition with the relevant services all connected and capped. The space is broadly split evenly with a large showroom space to the ground floor level with further glazing to the side and a wide staircase leading to a vast open-plan basement level with exceptional ceiling heights.

The extraordinary and inspiring two-bedroom two-bathroom apartments on the first, second and third floor all enjoy lift access. Each apartment benefits from lime-washed wooden flooring, a series of clever and smart lighting features and beautiful triple glazed windows and sliding doors that allow the natural light to flood within.

The architects behind these creations have invested exhaustively in a series of bespoke features, providing superior open-plan kitchen areas with islands and extractor hood, neolith work surfaces, amazing bathrooms with colour-matched tiles and CP Hart sanitary-ware and small private balconies beyond the sliding doors. All bedrooms enjoy bespoke fitted wardrobes with installed LG televisions, underfloor heating, and blind fittings for those quieter moments at home.





THE PENTHOUSE

From the moment you enter the building you will be captivated by the attention to detail and commitment to the very best in high-quality design with this single penthouse flat being directly accessible from the lift into a series of capacious and striking living areas that provide tranquil and luxurious living in the heart of this thriving district.



The property has cleverly incorporated the staircase to maintain its exclusive sense of seclusion and opens out at the top floor level into a vast living area with a stunning designer kitchen installation across one single wall, large island unit and a set of awesome sliding doors that open out onto a fabulous decked private terrace with views across North London.

To the floor below (4th) you are treated to craftsmanship and designer installations of an exceptional standard as you absorb the 3 large double bedrooms, all of which enjoy en-suite shower rooms, exceptional built in storage and the additional of a separate W.C.



The property will be sold with the benefit of a warranty.



THE LOCATION



Historic charm, with its rows of elegant Victorian terraced houses and quaint cobblestone streets. The architecture reflects the neighbourhood's rich history, adding character and personality to the area. Victoria Park, London Fields, and Hackney Downs are all within easy reach of Cremer Street, offering plenty of opportunities for outdoor recreation and relaxation.

HACKNEY

Nestled in the vibrant borough of Hackney, offers a dynamic and diverse community with a unique blend of culture, creativity, and convenience. Located in the heart of East London, this postcode is celebrated for its eclectic atmosphere, rich history, and thriving scene.

Explore the bustling streets lined with trendy cafes, independent shops, and artisanal eateries, or immerse yourself in the area's artistic flair with its array of galleries and live music venues. From strolls along the Regent's Canal to energetic nights out in Shoreditch, there's something here to suit every taste and lifestyle.

With excellent transport links connecting you to the rest of London and beyond, including nearby tube stations like Bethnal Green and Stepney Green, getting around is a breeze. Plus, with a host of green spaces, schools, and amenities right on your doorstep, Hackney provides the perfect balance of urban living and community charm.

Transport Links



Hoxton station

Overground line, Zone: 1+2

Shoreditch High Street station

Overground line, Zone: 1

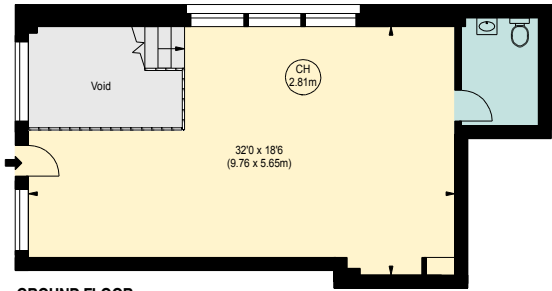
Liverpool Street station

Elizabeth **Overground** **Central** **Hammersmith & City** **Circle** line, Zone: 1

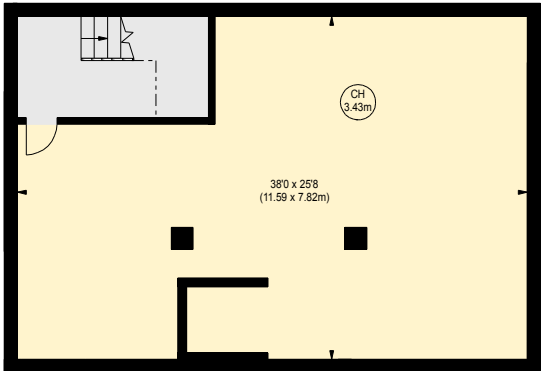


COMMERCIAL

Key :
CH - Ceiling Height

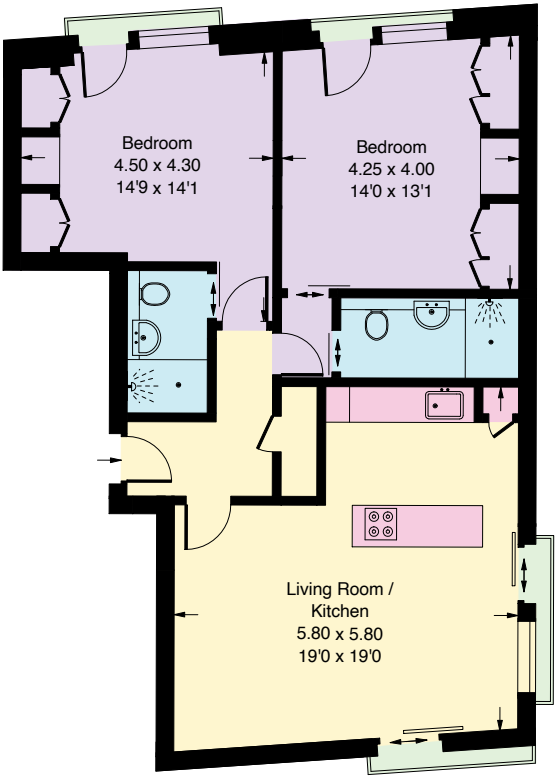


GROUND FLOOR
(560 sq. ft.)

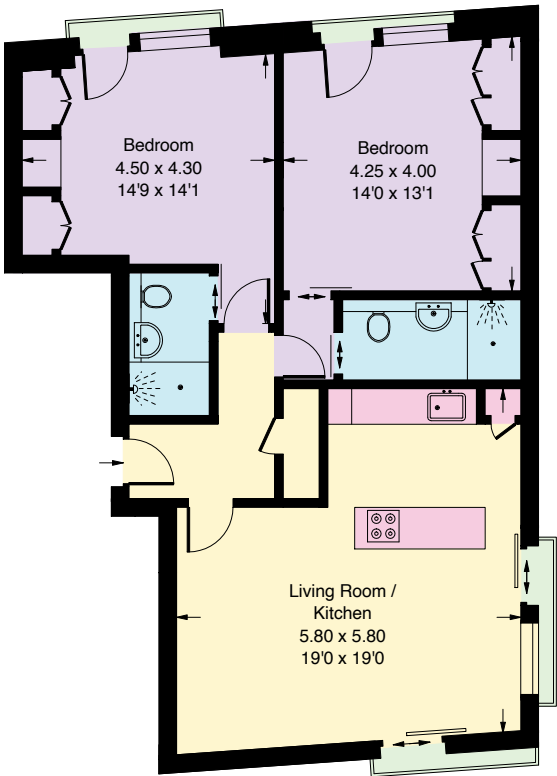


LOWER GROUND FLOOR
(976 sq. ft.)

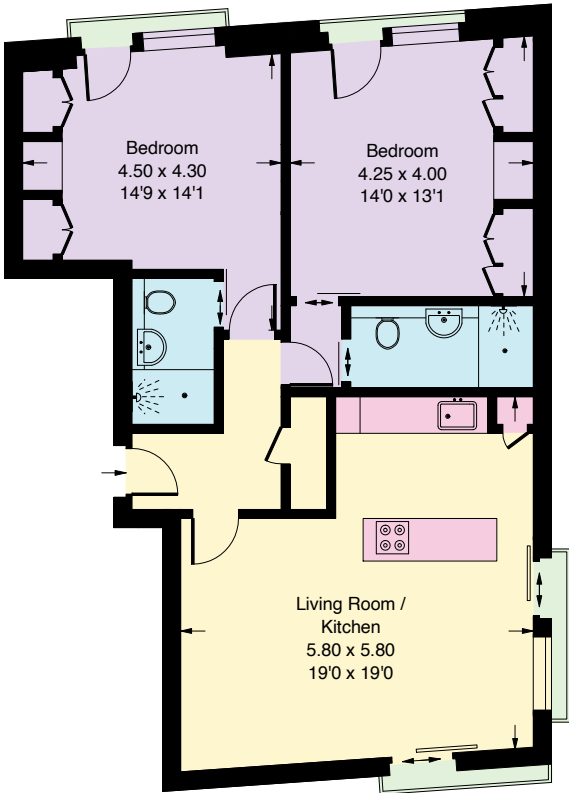
FLAT 1



FLAT 2



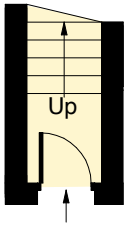
FLAT 3



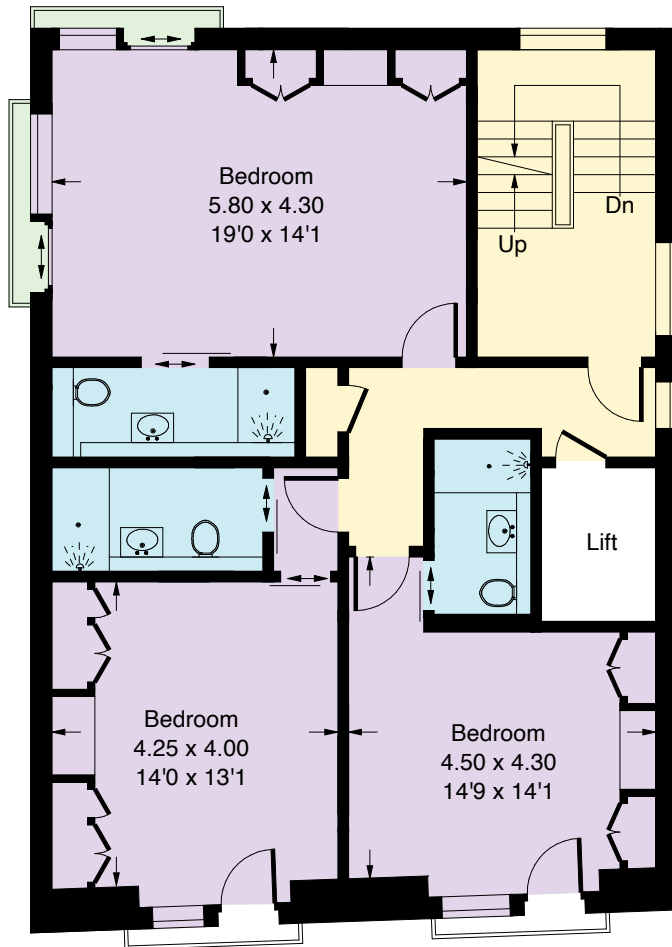
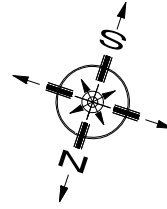
PENTHOUSE

Cremer Street, E2

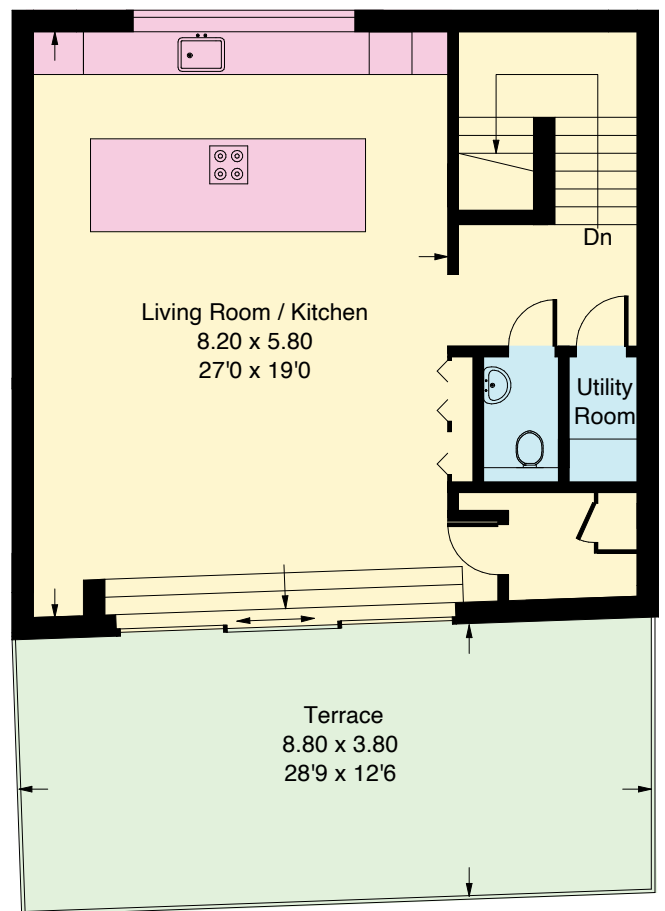
Approx. Gross Internal Area
171.62 sq m / 1847 sq ft



Third Floor Entrance



Fourth Floor



Fifth Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.



TENURE

Freehold

SERVICES

It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for any proposed development.

VIEWINGS

The properties may be inspected internally strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

AML

The purchaser will be required to provide the necessary information to satisfy AML requirements.

EPC

These are available to view upon request

VAT

We understand the Property is not elected for VAT.

METHOD OF SALE

Offers are Invited based on a 'Guide Price of £4,250,000' for the Freehold interest with Full Vacant Possession upon completion.

INVESTMENT SUMMARY	Unit	Layout	Floor	Beds	Baths	O/A	Sq Mtrs (Apprx.)	Sq Ft (Apprx.)	Price	£/p/sq/ft	Annual Rent	YIELD POTENTIAL
	Commercial	Duplex	Ground & Basement	n/a	n/a	n/a	142.8	1,536	£595,000	£387	£39,500	Reverse Yield @ 6.64%
	Apt 1	Lateral	First	2	1	Balcony	79.9	860	£750,000	£872	£45,000	Reverse Yield @ 5.66%
	Apt 2	Lateral	Second	2	2	Balcony	79.9	860	£775,000	£901	£45,000	Reverse Yield @ 5.52%
	Apt 3	Lateral	Third	2	2	Balcony	79.9	860	£800,000	£930	£45,000	Reverse Yield @ 5.4%
	Penthouse	Duplex	Fourth/Fifth	3	3	Roof Terrace	171.7	1,847	£1,750,000	£947	£72,000	Reverse Yield @ 4.1%
	TOTALS						554.2	5,963	£4,670,000	£783	£246,500	COMBINED YIELD 5.51%
	BLOCK DEAL								£4,250,000	£713	£246,500	5.50%



Contact Details

Winkworth

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FURTHER DETAILS

Should you wish to arrange an inspection or require further information, please contact the sole selling agents:

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