



## 6 MACCLESFIELD APARTMENTS 12 BRANCH

N1 5PH

£700,000  
LEASEHOLD

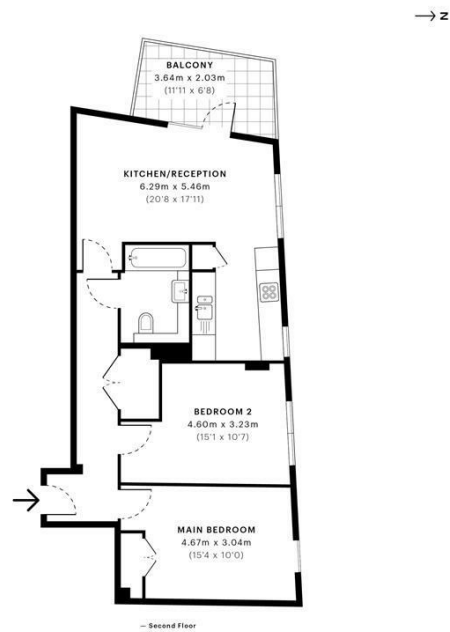
This modern two double bedroom apartment with direct canal views from all rooms is ideally located between Shoreditch, Angel Islington, De Beauvoir and a walkable commute from The City and Old Street.

A secure, modern development located on the regents canal, Macclesfield Apartments comes with fob-access bike storage and a lift to this second floor apartment. The apartment features wood floors, an open plan kitchen with dishwasher and granite worktops, a washer/dryer, two double bedrooms and a large west facing balcony which is very sought after as you have ample sunlight which pours in thorough the floor to ceiling balcony/ window.

**Hemmingfords**

**Macclesfield Apartments, N1**  
 CAPTURE DATE: 23/11/2021 LASER SCAN POINTS: 1,718,020

GROSS INTERNAL AREA  
 70.70 sqm / 761.01 sqft



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
70.70 sqm / 761.01 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes swimming pools, covered terraces  
67.20 sqm / 723.33 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas, etc.  
6.34 sqm / 72.35 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.9m  
0.00 sqm / 0.00 sqft

**spec** Verified

**RICS** Certified Property Measurement

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pits and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

**IPMS 3 RESIDENTIAL** 70.53 sqm / 761.29 sqft  
**IPMS 3 COMMERCIAL** 75.52 sqm / 818.37 sqft

spec id: 618e5ac4647790dc079e2c2



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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