



ROTHERFIELD STREET N1 3BN

£550,000
LEASEHOLD

This sunny, ground floor, two double bedroom maisonette is superbly located just off Essex Road and has its own private entrance with gardens to the front and rear. The property's bright living room opens out to a south-facing private garden, with access to a sizable, well-maintained green space with recreational facilities for children. There is a separate fitted kitchen on the ground floor. On the first floor you have two double bedrooms, a balcony, bathroom and separate W.C. There is ample built-in storage space on both floors. The accommodation is situated in a peaceful residential area close to Essex Road, Southgate Road and Upper Street where a wealth of shops, restaurants, pubs and local amenities can be found. You are also moments away from Rosemary Gardens. Crossing the Regent's canal, there is even more green space in Shoreditch Park. The closest transport links are Essex Road Rail Station, Highbury & Islington, Angel tube and Haggerston overground Station.

Hemmingfords

Rotherfield Court, N1

CAPTURE DATE: 29/04/2022 LASER SCAN POINTS: 40,298,478

GROSS INTERNAL AREA

61.43 sqm / 661.23 sqft



GROSS INTERNAL AREA (GIA)
 The footprint of the property
61.43 sqm / 661.23 sqft

NET INTERNAL AREA (NIA)
 Excludes walls and external features
 Includes swimming pools, covered terraces
56.76 sqm / 610.95 sqft

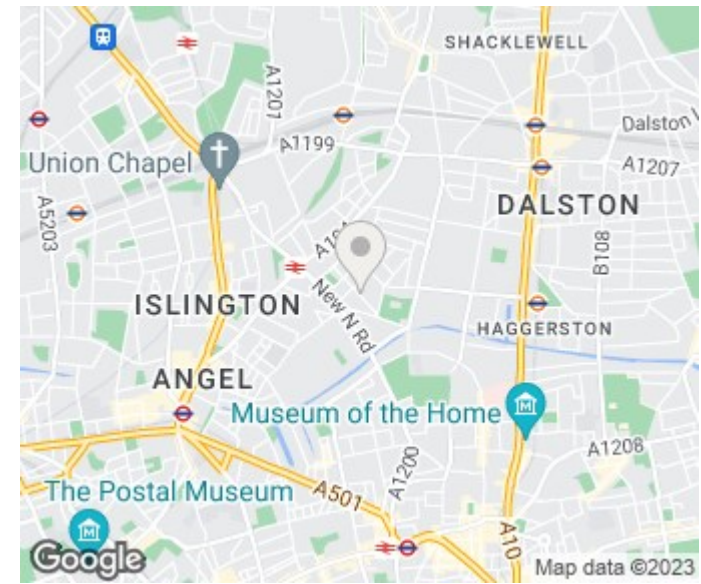
EXTERNAL STRUCTURAL FEATURES
 Balconies, terraces, verandas etc.
1.27 sqm / 13.67 sqft

RESTRICTED HEAD HEIGHT
 Limited use area under 1.9m
0.85 sqm / 9.15 sqft

spec Verified
RICS
 RICS Registered Surveyors
 RICS Approved Valuers
 RICS Approved Surveyors
 RICS Approved Insurers
 RICS Approved Surveyors
 RICS Approved Valuers
 RICS Approved Surveyors
 RICS Approved Insurers

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 Residential: 60.35 sqm / 649.53 sqft
 IPMS Residential: 55.27 sqm / 592.21 sqft
 spec id: 625e8f87999c08f347263



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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