



82, BATH COURT BATH STREET LONDON, EC1V 9EU

£500,000
LEASEHOLD

Hemmingfords is proud to present this lovely 3 bedroom apartment situated in this well run ex-local authority block with private balcony and resident's porter, positioned in a quiet turning moments from Old Street, Shoreditch and Islington.

The bright and spacious accommodation comprises a dual aspect generous reception room with direct access to the balcony, three bedrooms, separate kitchen, family bathroom with separate w.c and ample storage throughout.

Bath Court is a short walk away from Old Street Station as is everything that Shoreditch and Hoxton & Clerkenwell have to offer.

Hemmingfords



FIFTH FLOOR
GROSS INTERNAL
FLOOR AREA 475 SQ FT



SIXTH FLOOR
GROSS INTERNAL
FLOOR AREA 415 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 890 SQ FT / 83 SQM	Bath Court
<small>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</small>	<small>date</small> 15/11/23
	photoplan



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	59	59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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