



BAKERS L 7 BAKERS LANE LONDON, N6 4JA

£2,500

A stunning newly redeveloped, bespoke one bedroom mews house set moments away from Highgate Station & Hampstead Heath. The property is offered in superb condition and boasts well-proportioned rooms and a generous reception room, beautifully finished with engineered wooden flooring and exposed brickwork. The reception room flows out on to a private terrace/ patio. The fully equipped kitchen offers lots of storage and plenty of worktop space.

Situated on the first floor you have a sizeable bedroom with built-in wardrobes. The bathroom features an impeccable three piece suite. The whole apartment has been finished to an exceptional standard throughout .

The property is situated moments from Highgate Underground Station (Northern Line) and within walking distance to the amenities of Highgate Village and the open spaces of both Highgate and Queen's Woods.

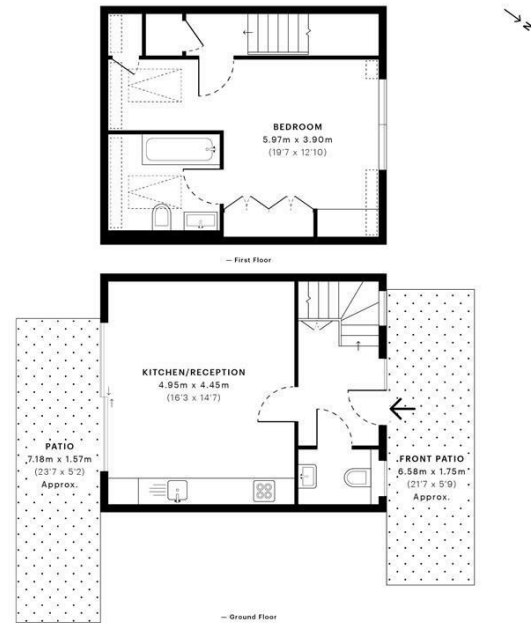
Hemmingfords

Bakers Lane, N6

CAPTURE DATE: 08/06/2022 LASER SCAN POINTS: 42,335,175

GROSS INTERNAL AREA

60.19 sqm / 647.88 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
60.19 sqm / 647.88 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes balconies, verandas, etc.
55.43 sqm / 596.64 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
1.72 sqm / 18.51 sqft

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 open lengths and widths are the maximum points of measurements captured in the scan.

spec Residential: 57.79 sqm / 622.03 sqft
spec Residential: 55.70 sqm / 599.55 sqft

spec id: 6295476518034005d9f79d0

spec Verified
RICS Certified Property Measurement



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		80	
(69-80) C			
(55-68) D			
(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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