



## ST AUBINS COURT

N1 5TN

£475,000  
LEASEHOLD

A bright recently refurbished, three double bedroom duplex apartment with accommodation arranged over the 4th & 5th floors of this local authority development conveniently located for access to the greenery of Shoreditch Park & Regents Canal.

The property comprises of a 16ft reception room, separate kitchen with access out to the private balcony and a guest WC all on the 4th floor. On the 5th floor, you have three good size double bedrooms with modified storage units and a modern bathroom suite. The property is conveniently located for access to Islington, Hoxton, Old Street and Shoreditch, with an array of trendy bars, restaurants, galleries and boutique shops. Haggerston Overground, Old Street Underground (Northern Line), Essex Road (National Rail) and Highbury & Islington station (National Rail & Victoria Line) are the closest stations. Greenery can be found locally at Rosemary Gardens & Shoreditch Park, with the walks of the canal easily accessible.

**Hemmingfords**

**St. Aubins Court, N1**

CAPTURE DATE: 11/03/2022 LASER SCAN POINTS: 2,567,085

GROSS INTERNAL AREA

83.27 sqm / 896.31 sqft



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
83.27 sqm / 896.31 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes windows, balconies, fixed steps  
78.08 sqm / 840.45 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas, etc.  
5.61 sqm / 60.39 sqft

**RESTRICTED HEAD HEIGHT**  
Identified areas under 1.9m  
1.58 sqm / 17.01 sqft

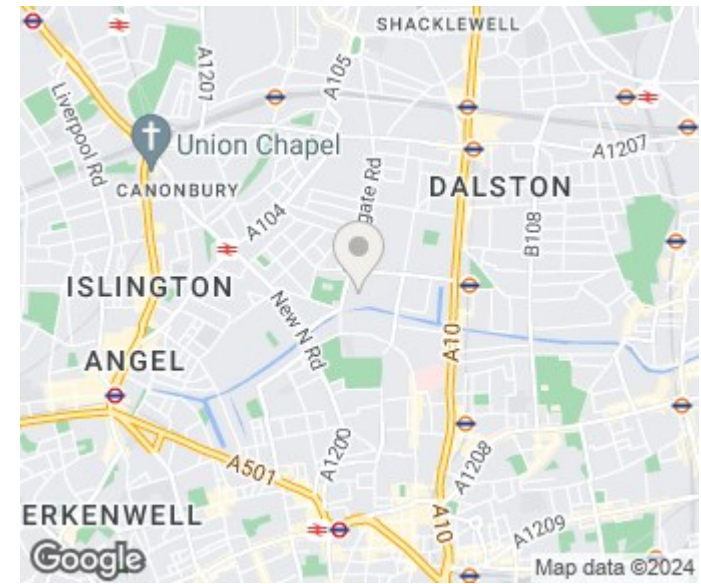
**spec Verified**

**RICS**  
Certified Property Measurement

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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.

**IPMS RESIDENTIAL** 88.36 sqm / 951.10 sqft  
**IPMS COMMERCIAL** 85.04 sqm / 913.58 sqft

spec id: 6229e6d8fa35860de023c3817



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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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