



FLAT 7 113 BRITANNIA WALK LONDON, N1 7HP

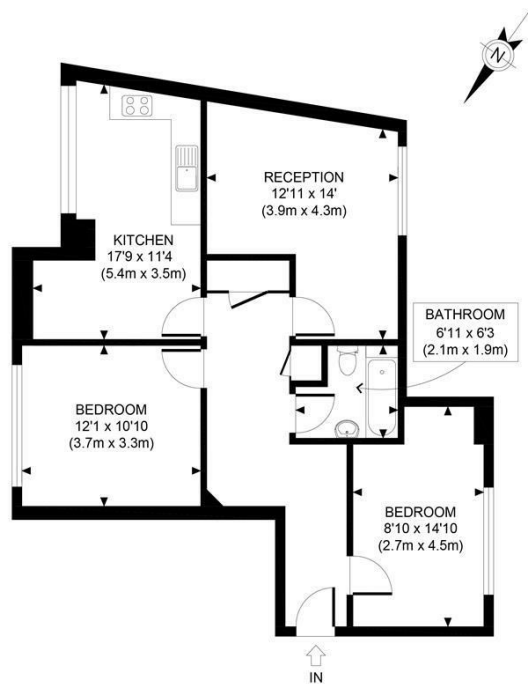
£650,000
LEASEHOLD

Welcome to this charming and warm two-bedroom apartment located on Britannia Walk, just a stone's throw from Old Street. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a vibrant urban lifestyle.

Spanning over 780 square feet, the apartment boasts a spacious reception room that is both light and bright, creating an inviting atmosphere for relaxation and entertaining. The well-proportioned bedrooms provide ample space for rest, while the modern bathroom ensures a refreshing start to your day. The warmth of the property is one of its standout features and contributes to a relaxing and comfortable home.

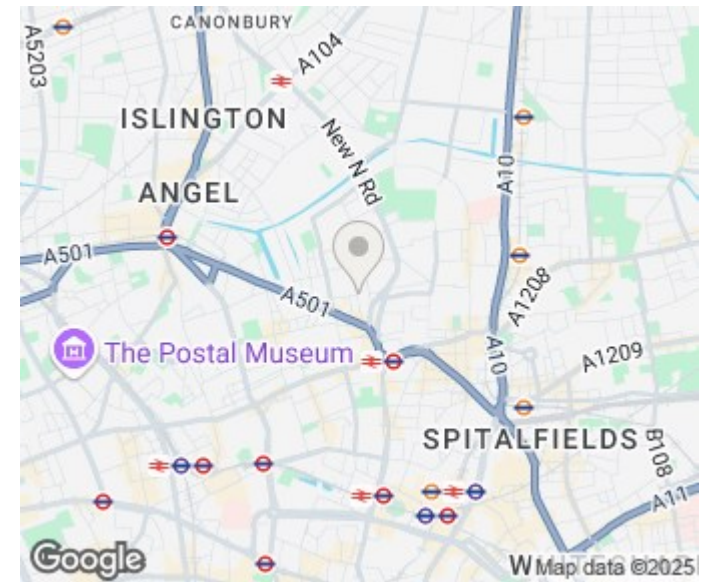
This property also benefits from a private garden courtyard, offering a tranquil outdoor space to unwind. The apartment is served by a lift, ensuring

Hemmingfords



FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 786 SQ FT

<p>APPROX. GROSS INTERNAL FLOOR AREA 786 SQ FT / 73 SQM</p> <p>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</p>	Britannia walk	
	date	20/12/24



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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

Hemmingfords Lettings & Sales
Second Floor
34 Upper Street
London
N1 0PN

020 3890 7470
info@hemmingfords.co.uk
www.hemmingfords.co.uk

Hemmingfords