



FLAT 7 113 BRITANNIA WALK LONDON, N1 7HP

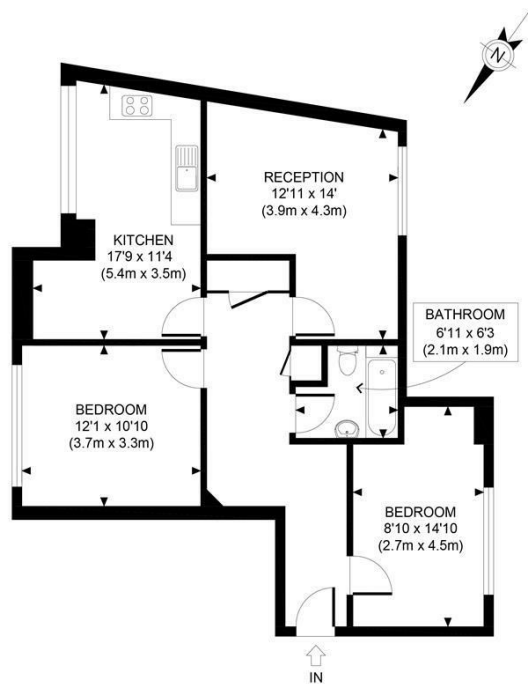
£3,000 PCM

This warm two double bedroom apartment located on Britannia Walk, just a stone's throw from Old Street. The apartment boasts a spacious reception room that is both light and bright, creating an inviting atmosphere for relaxation and entertaining, two well-proportioned bedrooms, while the modern bathroom ensures a refreshing start to your day. This property also benefits from a private garden courtyard, offering a tranquil outdoor space to unwind. The apartment is served by a lift, ensuring floor-to-door step-free access, making it accessible and convenient.

One of the key highlights of this apartment is its prime location. Just a 5-minute walk from Regent's Canal and central Shoreditch. You'll find Shoreditch Park and Hoxton Park within a 5-minute stroll, while the vibrant Columbia Road Flower Market is only a 20-minute walk away. Additionally, Kings Cross and Euston Station are easily accessible within 5 minutes by public transport, ensuring excellent connectivity across London.

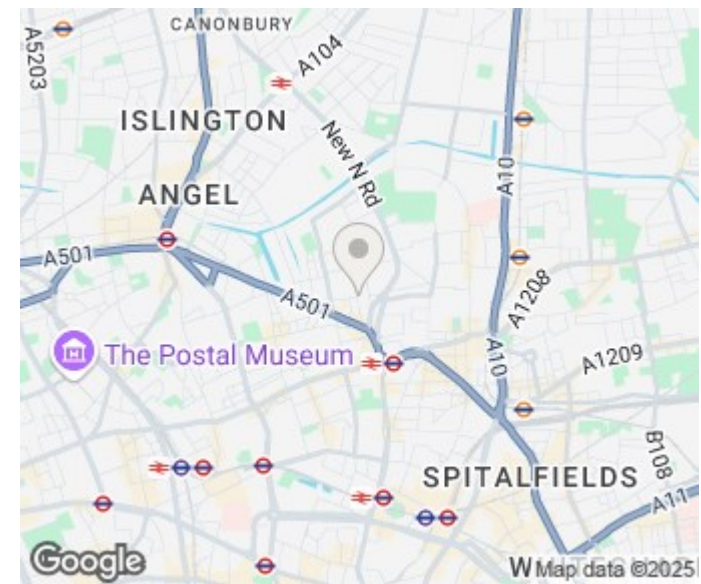
Available 14th May 2025 on a furnished basis.

Hemmingfords



FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 786 SQ FT

<p>APPROX. GROSS INTERNAL FLOOR AREA 786 SQ FT / 73 SQM</p> <p><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></p>	<p>Britannia walk</p> <p>date 20/12/24</p> <p>photoplan</p>
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		75	75
(69-80) C			
(55-68) D			
(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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