



69 HALLINGS WHARF STUDIOS 1 CHANNELSEA LONDON, E15 2SX

£2,400 PCM

NOTE THE CARPETS HAVE BEEN CHANGED TO WOOD FLOORING

A beautiful three double bedroom, one bathroom apartment set over the 5th floor in Hallings Wharf, Stratford.

The accommodation is bright and well-proportioned throughout boasting a spacious 720 sq ft open-plan reception/kitchen with island, dining area and doors opening onto large balcony. Bespoke interior and good quality furniture, solid wood flooring throughout.

The property further comprises three double bedrooms and family bathroom. Further benefits include concierge service space. Ideally located only 10- minute walk away from Stratford station (Central and Jubilee Line underground), DLR and overland train services, as well as being close to Westfield Shopping Centre with its many amenities.

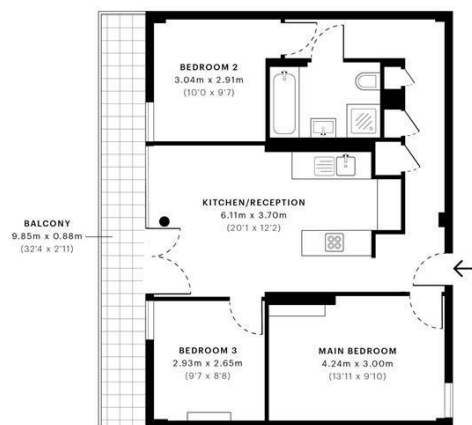
Hemmingfords

Channelsea Road, E15

CAPTURE DATE: 03/06/2021 LASER SCAN POINTS: 2,793,360

GROSS INTERNAL AREA

66.92 sqm / 720.32 sqft



— Fifth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
66.92 sqm / 720.32 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Excludes swimming pools, covered areas
62.58 sqm / 673.61 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
8.39 sqm / 92.46 sqft

RESTRICTED HEAD HEIGHT
Controlled use area under 1.5m
0.00 sqm / 0.00 sqft



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

SPES RESIDENTIAL: 71.80 sqm / 774.02 sqft
SPES AC RESIDENTIAL: 71.83 sqm / 774.02 sqft
SPES ID: 602078a977b45330d49b2d4c33



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