



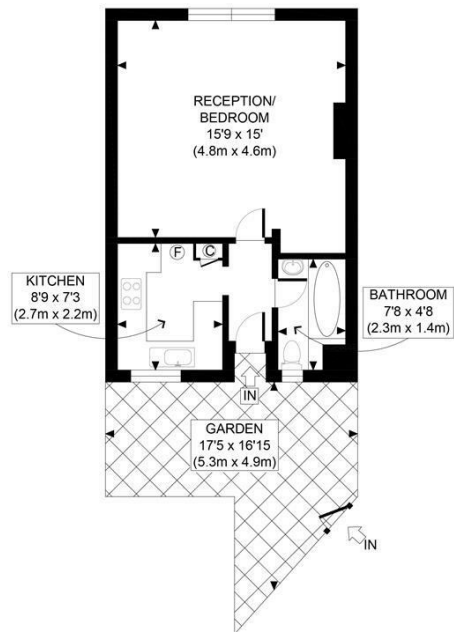
## HEMSWORTH COURT, HOBBS PLACE ESTATE, LONDON, N1 5LA

**£275,000**  
LEASEHOLD

Chain Free, Nestled within the charming Hobbs Place Estate in London, this beautiful, larger-than-average ground floor studio apartment offers a delightful living space that is both stylish and practical. The property boasts a well-designed layout, ensuring that every inch is utilised effectively, making it perfect for modern living.

As you enter the studio, you are greeted by a bright and airy atmosphere, enhanced by large windows that allow natural light to flood the space. The open-plan design seamlessly integrates the living and sleeping areas, providing a comfortable environment for relaxation and rest. The studio is thoughtfully appointed, allowing for a variety of furniture arrangements to suit your personal style.

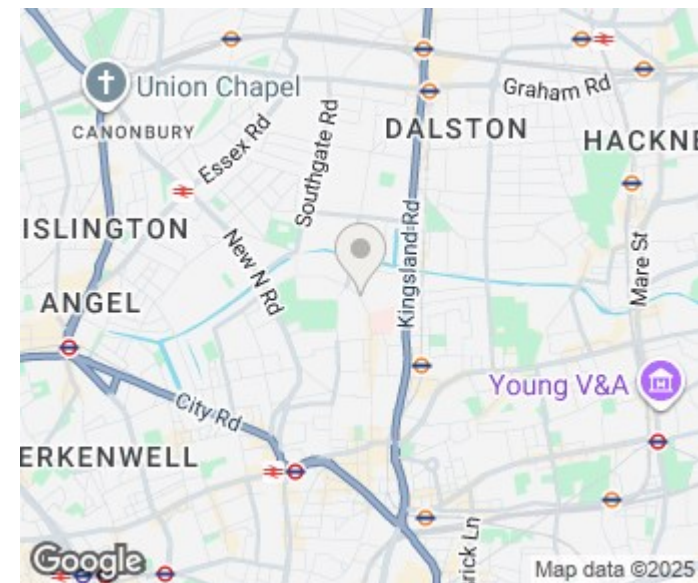
**Hemmingfords**



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 373 SQ FT



|                                                                                                                                                                                                                                                                                       |  |                |          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------|----------|
| APPROX. GROSS INTERNAL FLOOR AREA 373 SQ FT / 35 SQM                                                                                                                                                                                                                                  |  | Hemsworth Cour |          |
| 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 |  | date           | 27/08/25 |
|                                                                                                                                                                                                                                                                                       |  | photoplan      |          |



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 76                      | 77        |
| (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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