



ESSEX ROAD, ANGEL, N1

N1 2SF

£2,250 PCM

Hemmingfords area pleased to present this two double bedroom, third floor apartment situated in the heart of Angel. The property features two double bedrooms, open plan living room and a tiled bathroom suite.

Located on Essex Road the property is moments from Upper Street and local amenities. The closest station is Angel Underground (Northern Line)

Furnished or unfurnished

Hemmingfords

Essex Road, N1

CAPTURE DATE: 22/10/2021 LASER SCAN POINTS: 756,013

GROSS INTERNAL AREA

43.54 sqm / 468.66 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
43.54 sqm / 468.66 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Excludes swimming pools, covered areas, etc.
41.24 sqm / 443.90 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
0.00 sqm / 0.00 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. Plans 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.

IPWS 30 RESIDENTIAL: 44.33 sqm / 475.01 sqft
IPWS 30 RESIDENTIAL: 41.98 sqm / 451.63 sqft
IPWS 30: 41.73 sqm / 448.67 sqft



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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