



MICAWBER COURT, WINDSOR TERRACE, OLD 1 BED APARTMENT

£1,750 PCM

Well presented modern and spacious one bed apartment on the 1st floor offering excellent location within a stone's throw away of Old Street underground station.

The Apartment includes separate fully fitted kitchen with all mod cons, ample storage. The bedroom has fitted wardrobes and laminate wood floors throughout.

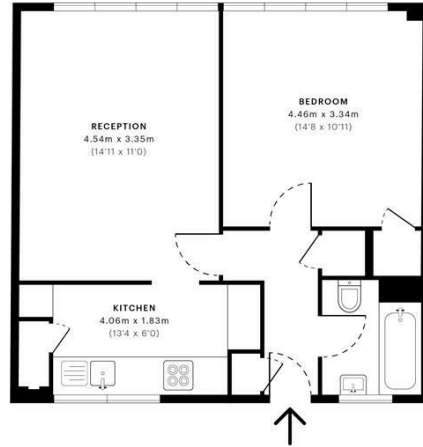
Easy commute to the City of London with an abundance of public transport just outside your doorstep. Ideal Location!

Communal garden areas also available on the perimeter of the building

Hemmingfords

Micawber Court, N1
 CAPTURE DATE: 15/09/2021 LASER SCAN POINTS: 1,085,737

GROSS INTERNAL AREA
 43.53 sqm / 468.55 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
43.53 sqm / 468.55 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, covered deck, terraces
41.89 sqm / 450.90 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
0.00 sqm / 0.00 sqft

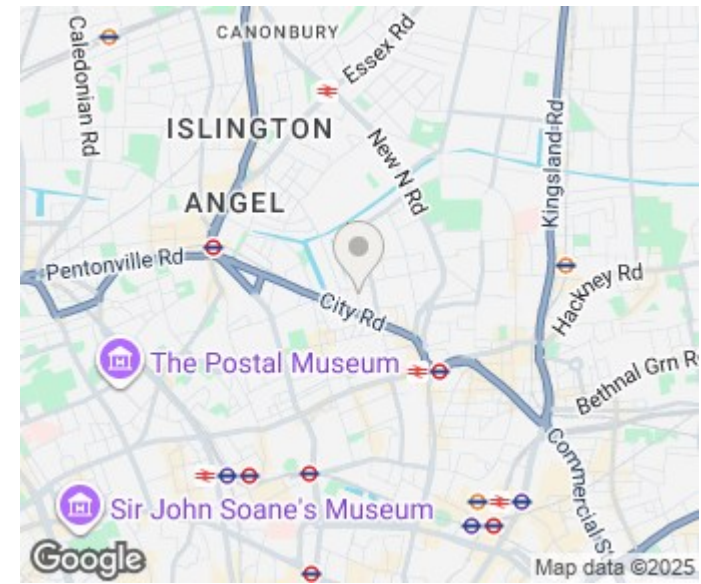
spec Verified

RICS Certified Property Measurement

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pits 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 open lengths and widths are the maximum points of measurements captured in the scan.

IPMS RESIDENTIAL: 44.53 sqm / 477.19 sqft
 IPMS RESIDENTIAL: 42.97 sqm / 462.53 sqft

spec id: 6135ec3d9995403e047d51ca



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	66		
(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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