



58 UPPER THAMES STREET EC4V 3EJ

£2,450 PCM

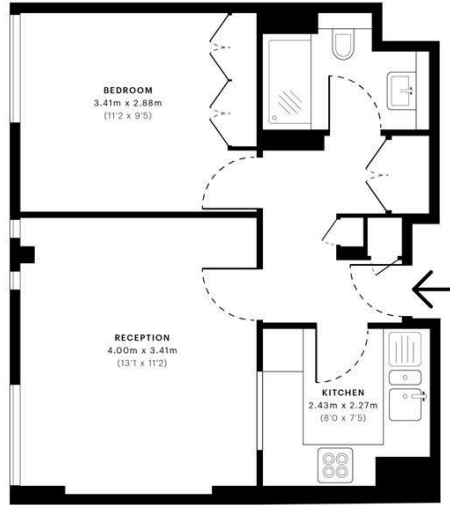
A well presented, furnished one bedroom apartment in this popular riverside development close to Blackfriars, Bank and St Pauls. Benefits from daytime concierge facility and is superbly located for city workers.

Upper Thames Street is well located for transport links with easy access to the West End, South Bank, City and Canary Wharf close by.

Hemmingfords

Queens Quay, EC4V
CAPTURE DATE: 13/07/2022 LASER SCAN POINTS: 59,701,762

GROSS INTERNAL AREA
39.55 sqm / 425.71 sqft



— Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
39.55 sqm / 425.71 sqft
 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, covered terraces
37.00 sqm / 399.34 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 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 room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3 RESIDENTIAL: 40.33 sqm / 433.03 sqft
 IPMS 3 COMMERCIAL: 38.37 sqm / 413.01 sqft
 spec id: 423cc5ccaf5a6b5d8031a07



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	83
(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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