

BRICK LANE, SHOREDITCH, E1

3 BED APARTMENT

£3,750 PER MONTH

A Hemmingfords Collection: An impeccable, spacious three double bedroom, two bathroom apartment situated in Shoreditch. This recently refurbished property comprises three large double bedrooms, two fully tiled bathrooms, spacious reception room, high-specification open plan kitchen, private terrace and the property also benefits from stylish wooden flooring throughout. The apartment is offered furnished or unfurnished and is ideal for sharers due to the ample bedrooms and also excellent location just minutes from Shoreditch High Street.

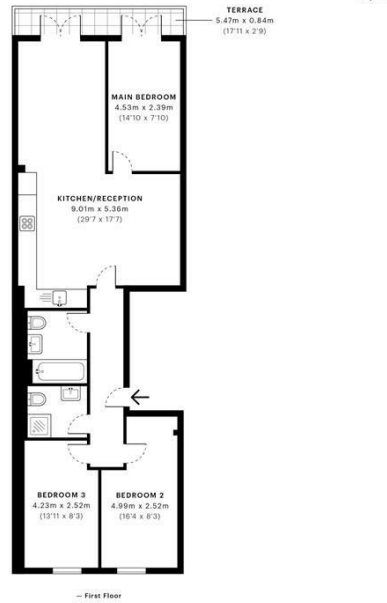
Hemmingfords

Brick Lane, E1

CAPTURE DATE: 18/03/2021 LASER SCAN POINTS: 2,197,651

GROSS INTERNAL AREA

83.65 sqm / 900.40 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
83.65 sqm / 900.40 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, covered terraces
79.79 sqm / 859.85 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
4.51 sqm / 48.55 sqft

RESTRICTED HEAD HEIGHT
Estimated use area under 1.8m
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. 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.

IPMS RESIDENTIAL: 81.77 sqm / 884.75 sqft
IPMS RESIDENTIAL: 84.99 sqm / 914.82 sqft

spec id: 60532550978ac304906d8ac3b



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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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