



RIDDELL COURT, ALBANY ROAD, SE5

2 BED APARTMENT

£2,100 PCM

Hemmingfords are pleased to offer this, newly refurbished two double bedroom, two bathroom apartment situated opposite Burgess Park.

Situated on the ground floor of a well maintained propose built building, the property boasts 2 double bedrooms, a stylish kitchen, 2 bathrooms (one en-suite) and a spacious lounge.

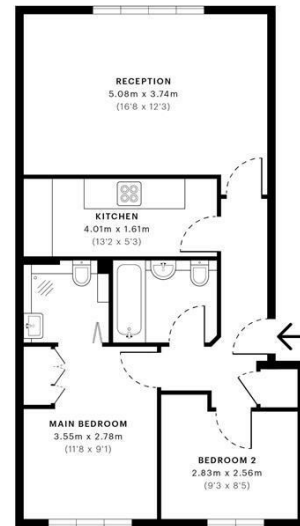
Other benefits include plenty of storage as well as wood flooring throughout.

The property is situated within close proximity to various amenities along the Walworth Road and Old Kent Road including a large 24 hour Tesco supermarket as well as benefiting from the excellent transport links into the City.

Hemmingfords

Riddell Court, SE5
CAPTURE DATE: 07/09/2021 LASER SCAN POINTS: 1,310,416

GROSS INTERNAL AREA
55.18 sqm / 593.95 sqft



Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
55.18 sqm / 593.95 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, covered terraces
52.40 sqm / 564.03 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

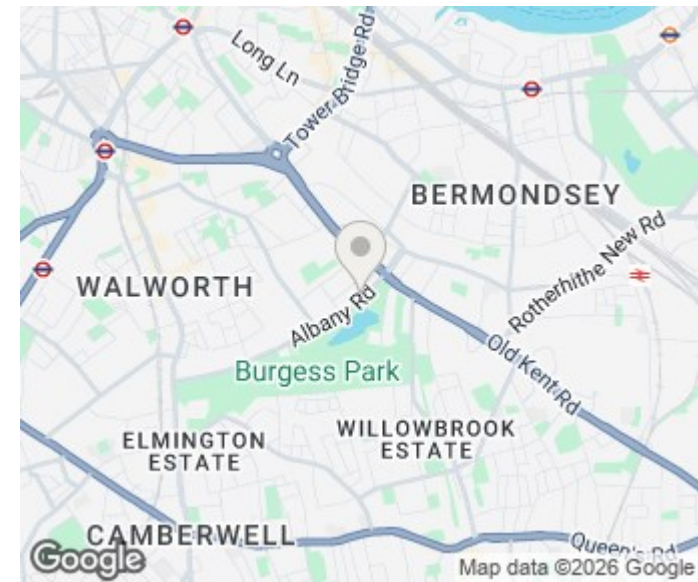


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

SPIN 3D RESIDENTIAL: 56.34 sqm / 606.44 sqft

SPIN 3D RESIDENTIAL: 55.09 sqm / 592.81 sqft

SPIN 3D: 610523899554e0b0d47d3dc



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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