



## ESSEX ROAD, ANGEL, N1

### 2 BED APARTMENT

£2,250 PCM

A Hemmingfords Collection- Hemmingfords are 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)

Unfurnished

# Hemmingfords

Essex Road, N1

CAPTURE DATE: 22/02/2021 LASER SCAN POINTS: 756,813

GROSS INTERNAL AREA

43.54 sqm / 468.66 sqft



— Third Floor

**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 shed, terraces  
41.24 sqm / 443.90 sqft

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

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.8m  
0.00 sqm / 0.00 sqft

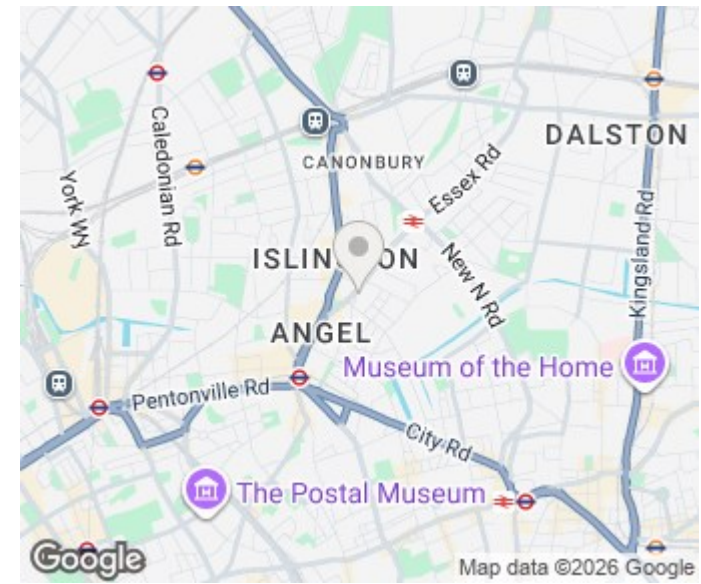
Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual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

spec VERIFIED

RICS Certified Property Measurement

IPMS RESIDENTIAL: 44.13 sqm / 475.01 sqft  
IPMS OFFICE: 41.86 sqm / 450.65 sqft

spec id: 6172d1977c150d4673d6d6



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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**Hemmingfords**