

## BRACKLYN STREET, LONDON, N1

### 3 BED APARTMENT

£5,000 PCM

\*SHORT LET UP TO 5 MONTHS- INCLUDING ALL BILLS\* A luxury three double bedroom (1071sq foot), two bathroom apartment located in the newest development in N1.

The property features a generous size living room with ample space to dine, private balcony, fully integrated kitchen with the latest modern appliances, three double bedrooms (one en-suite) and a tiled bathroom.

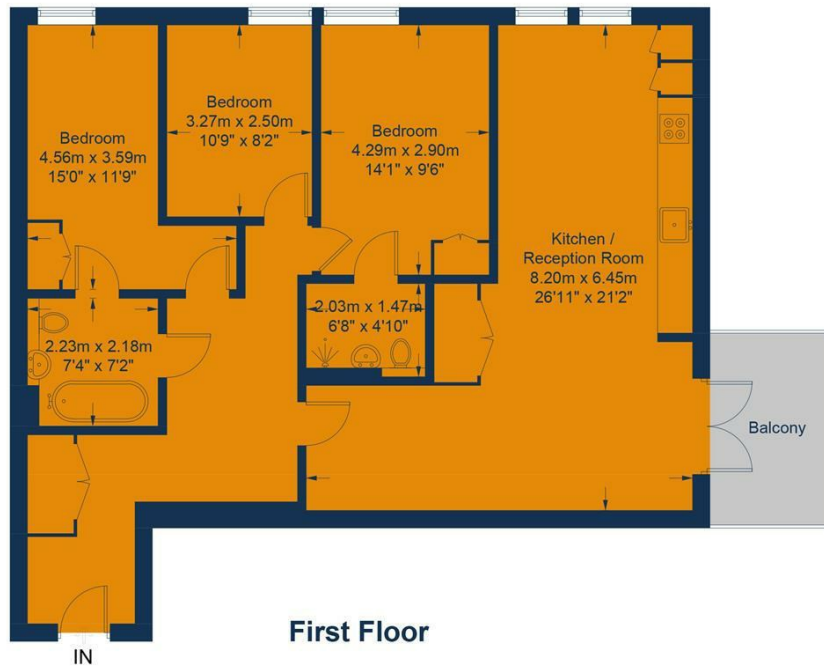
Eagle Wharf Road offers modern, easy living in one of London's most vibrant neighbourhoods.

Inspired by the area's rich industrial and artisan past, Eagle Wharf Road celebrates Hoxton's age-old authenticity and raw energy with this stylish apartment.

# Hemmingfords

Bracklyn Street, N1

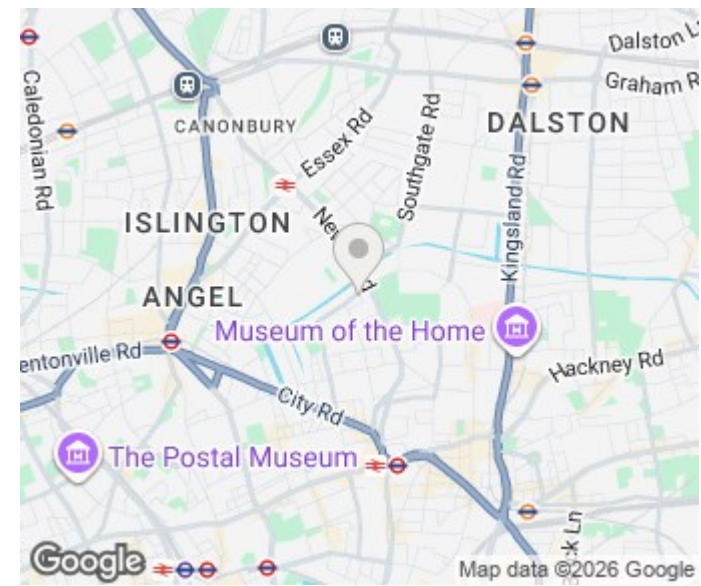
Approximate Gross Internal Area = 99.59 sq m / 1071.98 sq ft



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This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(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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