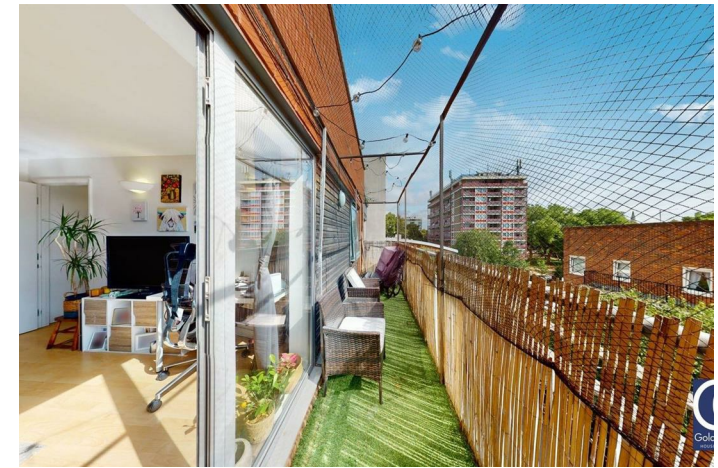




NAISH COURT, BEMERTON STREET, LONDON, N1

£450,000

PRIVATE BALCONY | 5.87% GROSS YIELD | CHAIN FREE

Nestled in the vibrant heart of London, this charming apartment on Bemerton Street offers a perfect blend of modern living and convenience. Spanning an inviting 472 square feet, this well-designed one-bedroom property is ideal for individuals or couples seeking a stylish urban retreat.

Located in a lively area, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and parks, making it an ideal choice for those who appreciate the vibrancy of city living. With excellent transport links nearby, commuting to other parts of London is both convenient and efficient.

This apartment on Bemerton Street presents a wonderful opportunity for anyone looking to embrace the London lifestyle in a comfortable and stylish setting. Whether you are a first-time buyer or



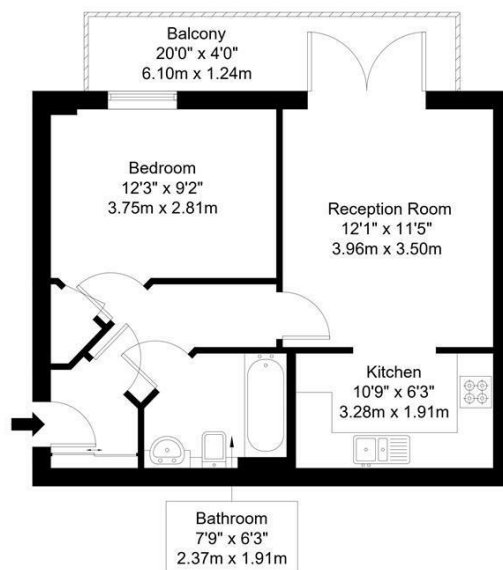
Goldman Greg

Bemerton Street, N1 0BN

Approx Gross Internal Area = 43.88 sq m / 472 sq ft

Balcony = 7.56 sq m / 81 sq ft

Total = 51.44 sq m / 553 sq ft

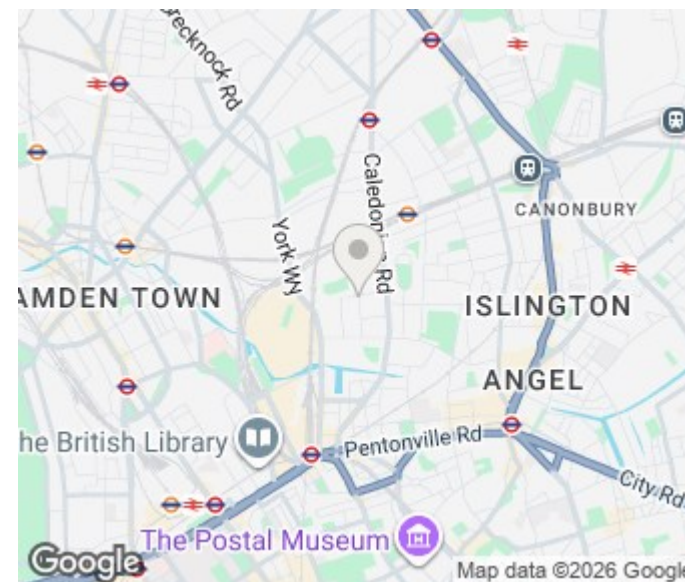


Third Floor

Ref :

Copyright **BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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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	83	84
	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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