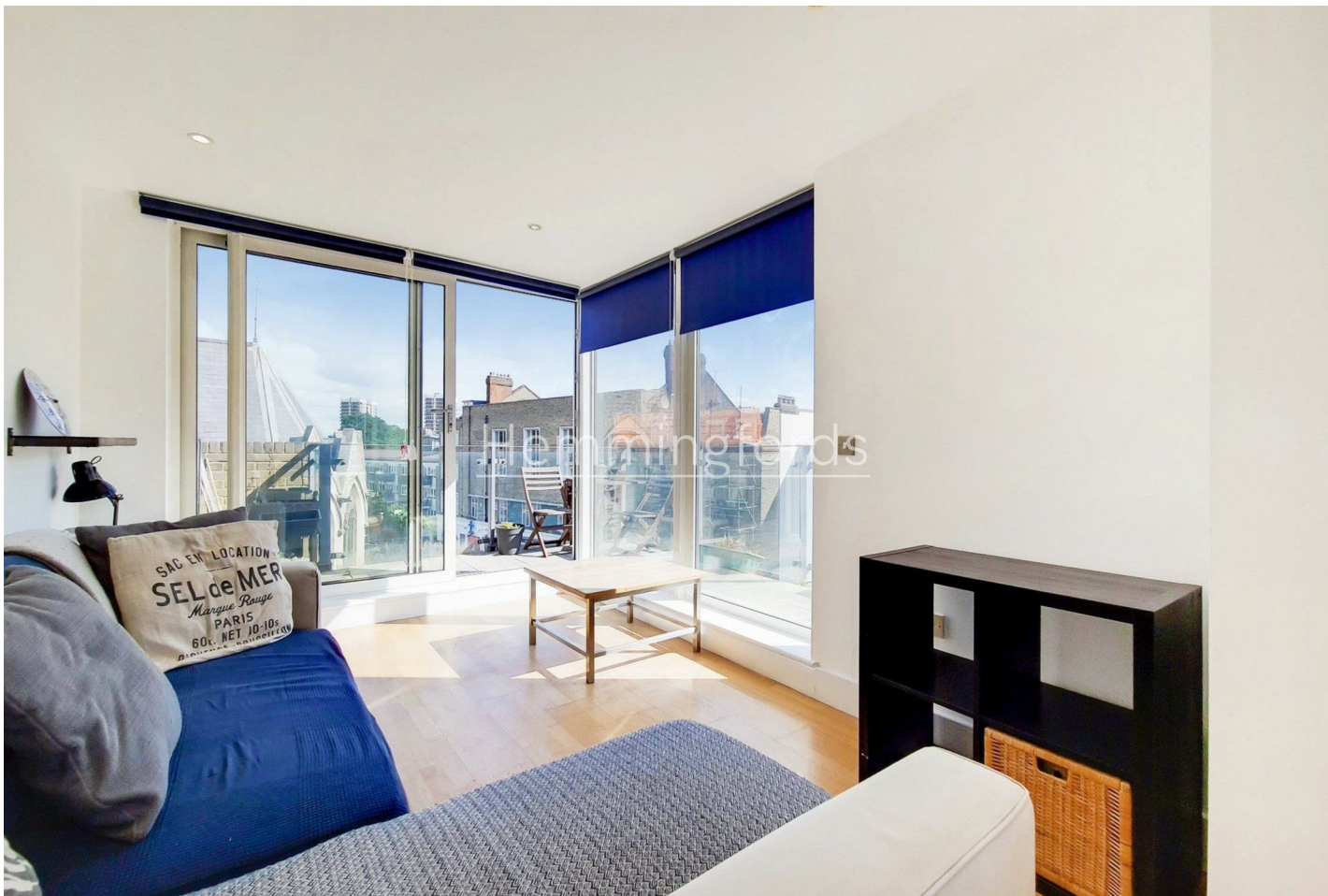




## HAMOND SQUARE, LONDON, N1

### 1 BED APARTMENT

£2,000 PCM

A well presented newly decorated, one bedroom apartment situated on the third floor with a private wrap around terrace moments from Shoreditch Park & Hoxton Square. The property comprises of a double bedroom with fitted wardrobes and direct access on to the terrace, lovely open plan fully fitted kitchen/reception with wooden floors, floor to ceiling windows and a tiled bathroom. The location offers access to all of the East London cafes, bars, restaurants and shops of Columbia Road Market, Hoxton Square is about a 5 minute walk away.

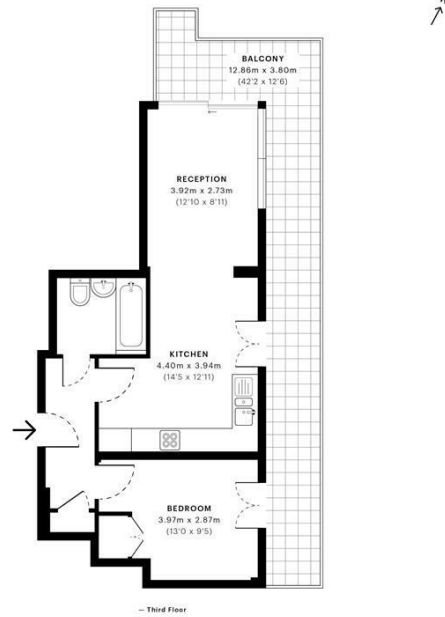
**Hemmingfords**

Hamond Square, N1

CAPTURE DATE: 05/07/2022 LASER SCAN POINTS: 92,554,910

GROSS INTERNAL AREA

45.21 sqm / 486.64 sqft



Third Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
45.21 sqm / 486.64 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Excludes swimming pools, covered roof heights  
43.22 sqm / 465.22 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
18.90 sqm / 203.44 sqft

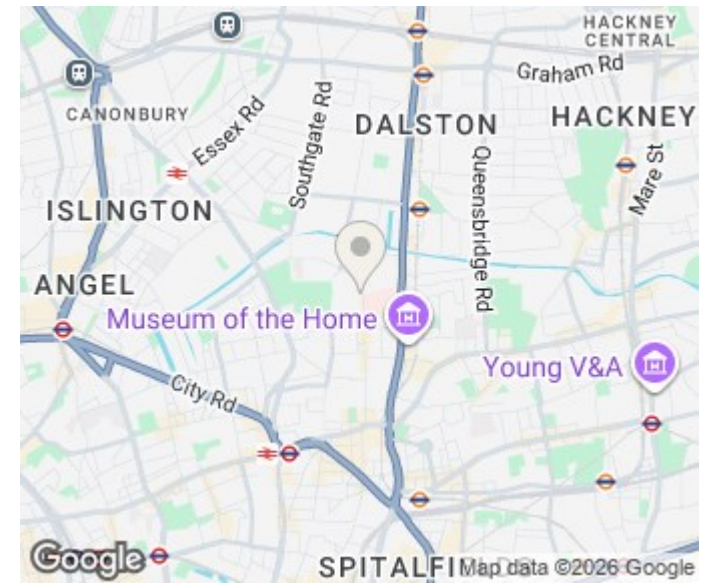
RESTRICTED HEAD HEIGHT  
Controlled use area under 1.5m  
0.00 sqm / 0.00 sqft



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.

IPWS RESIDENTIAL: 64.64 sqm / 695.79 sqft  
IPWS AC RESIDENTIAL: 62.65 sqm / 674.39 sqft

SPCS ref: 62c0474583b5e40d6d7547ae



#### 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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