



## SWINTON STREET, KINGS CROSS, WC1X

### 2 BED APARTMENT

£2,500 PCM

A Hemmingfords Collection: A bright two double bedroom (No living room) top floor apartment offering two generous double bedrooms, separate kitchen and a tiled shower room.

A few minutes walk from both King's Cross and Bloomsbury. This Victorian conversion is on the third floor on the corner of King's Cross Road and Swinton Street. The Brunswick centre (Waitrose, shops restaurants) is close by.

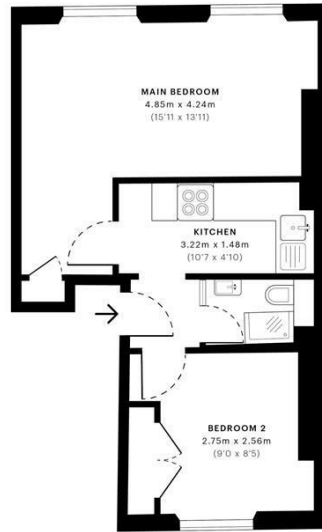
**Hemmingfords**

**Swinton Street, WC1X**

CAPTURE DATE: 24/07/2021 LASER SCAN POINTS: 980,990

**GROSS INTERNAL AREA**

**32.66 sqm / 351.55 sqft**



— Second Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
32.66 sqm / 351.55 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes swimming pools, covered terraces  
30.13 sqm / 324.32 sqft

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

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

**spec Verified**

**RICS**  
Certified Property Measurement

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pits 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.

**IPMS 3 RESIDENTIAL: 32.02 sqm / 344.60 sqft**  
**IPMS 3 COMMERCIAL: 30.49 sqm / 328.59 sqft**

spec id: 6078376354440902c0b08f5



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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**