



BRACKLYN STREET, LONDON, N1

2 BED APARTMENT

£3,500

A Hemmingfords Collection: A newly developed, two double bedroom, two bathroom apartment located in the newest development in N1.

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

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

The surrounding streets are packed with galleries, restaurants and museums, pubs and eccentric cocktail joints, Michelin-star restaurants and food markets, Victorian music halls and experimental art spaces.

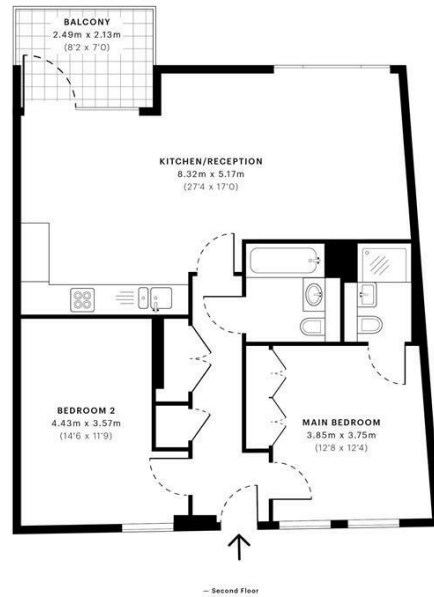
Hemmingfords

Bracklyn Street, N1

CAPTURE DATE: 26/08/2021 LASER SCAN POINTS: 3,000,804

GROSS INTERNAL AREA

78.54 sqm / 845.40 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
78.54 sqm / 845.40 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, covered terraces
74.73 sqm / 804.39 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
3.18 sqm / 35.76 sqft

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

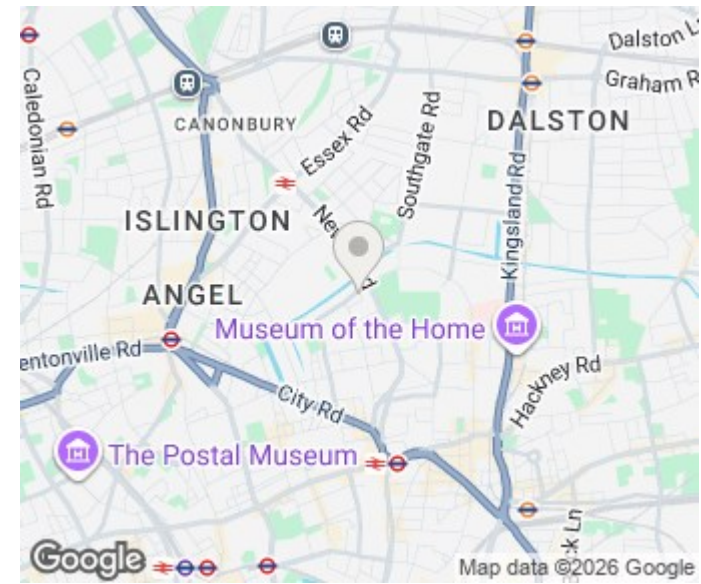
spec Verified

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: 84.04 sqm / 904.60 sqft
IPMS 3 COMMERCIAL: 80.89 sqm / 870.99 sqft

spec id: 612876bc931540d687896c3



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(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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