



## 14 WATERSON STREET E2 8HH

£700,000  
LEASEHOLD

Guide Price £700,000-£725,000. A larger than average, three double bedroom apartment tucked away off of Hackney Road. Finished to a high standard the property has excellent room dimensions with an internal floor area exceeding 950sq ft.

The apartment is situated on the 2nd floor, comprising three spacious double bedrooms, two bathrooms and an impressive open plan living and kitchen area boasting a double door Juliet balcony and high spec finishes throughout the property.

Located around 5 minutes walking distance from Shoreditch High Street and Hoxton stations, Old Street and Liverpool Street stations are also within easy reach. A vast selection of shops, bars and restaurants are on the doorstep and Columbia Road, Brick Lane, Spitalfields and the City are all within walking distance

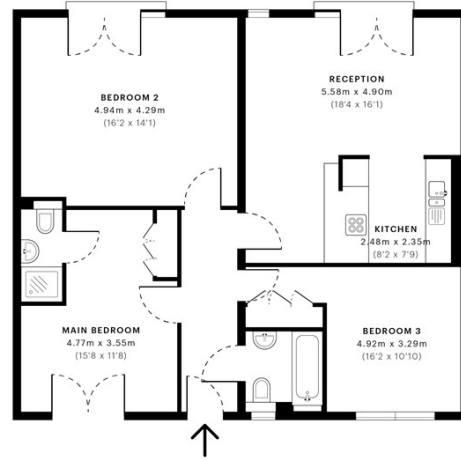
**Hemmingfords**

**Atlantic House, E2**

CAPTURE DATE: 23/12/2021 LASER SCAN POINTS: 2,000,572

GROSS INTERNAL AREA

89.86 sqm / 967.24 sqft

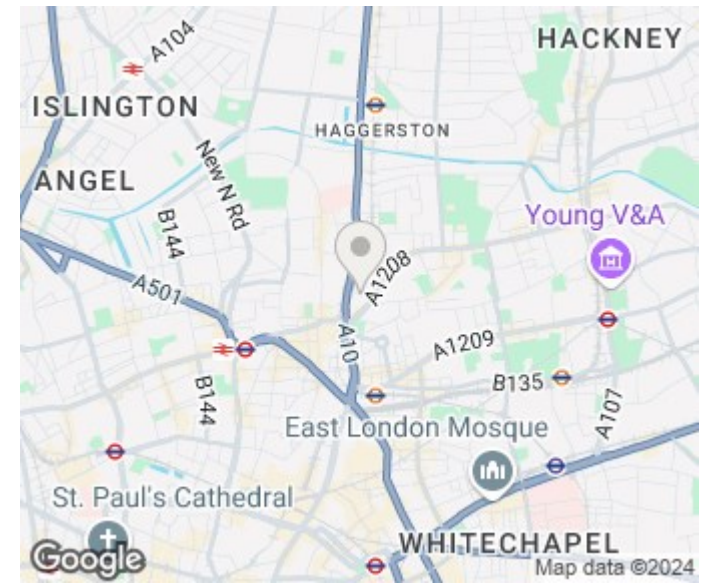


<b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 89.86 sqm / 967.24 sqft	<b>NET INTERNAL AREA (NIA)</b> Excludes walls and external features Includes windows, restricted head height 84.85 sqm / 913.32 sqft	<b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	<b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.9m 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. Plots 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 RESIDENTIAL: 91.31 sqm / 980.70 sqft  
IPMS RESIDENTIAL: 85.31 sqm / 919.03 sqft  
SPEC: 61c30994c2f7580e321b84c



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>83</b>
(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

Hemmingfords Sales & Lettings  
Second Floor  
34 Upper Street  
London  
N1 0PN

02038907470  
info@hemmingfords.co.uk  
www.hemmingfords.co.uk

**Hemmingfords**