



IAN BOWATER COURT, LONDON, N1 N1 6DG

£550,000
LEASEHOLD

A spacious 3 bedroom apartment boasting approx 920sq foot of living space. The property is arranged over the 2nd & 3rd floors of this local authority development conveniently located within moments of Old Street.

The property comprises of a welcoming entrance hallway, opening out into a bright, spacious living room with direct access out onto a private balcony. A modern, newly tiled kitchen is just to the right.

As you enter upstairs; the apartment has two double bedrooms, additional good size bedroom and a modern family bathroom.

This apartment is also ideally located for great access to the centre of technology in Old Street and the financial hub of the City. The restaurants, nightlife, bars, shops and galleries of Angel, Clerkenwell and the Barbican are all within walking distance.

Hemmingfords

Ian Bowater Court, N1

Approximate Gross Internal Area
902.23 sq ft / 83.82 sq m

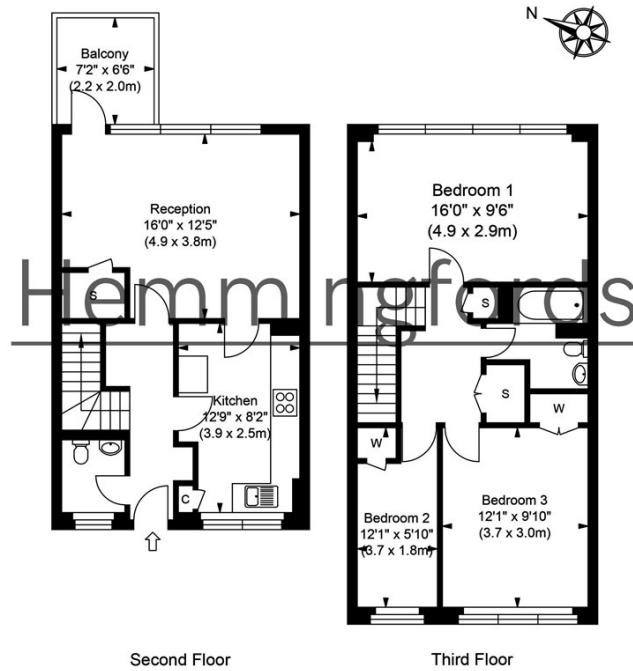
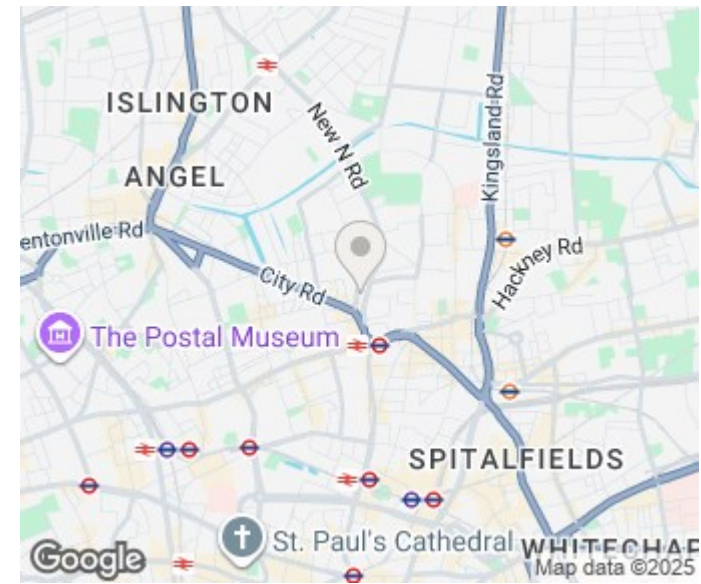


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(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

Hemmingfords Sales
Second Floor
34 Upper Street
London
N1 0PN

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

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