

SHAFTESBURY COURT, LONDON, N1

N1 7HN

£290,000
LEASEHOLD

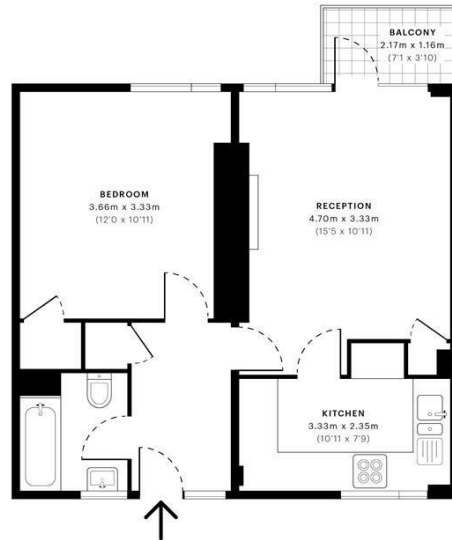
Set on the 6th floor, this 1 bedroom flat boasts charming accommodation including a lovely reception room with direct access to a private balcony with views towards the City, a separate kitchen, double bedroom and a tiled bathroom.

The property is ideally located just moments from Regents Canal while also moments from the delightful Shoreditch Park

Hemmingfords

Shaftesbury Court, N1
CAPTURE DATE: 09/06/2021 LASER SCAN POINTS: 1263144

GROSS INTERNAL AREA
44.70 sqm / 481.15 sqft



— Sixth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
44.70 sqm / 481.15 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, covered terraces
40.70 sqm / 438.74 sqft

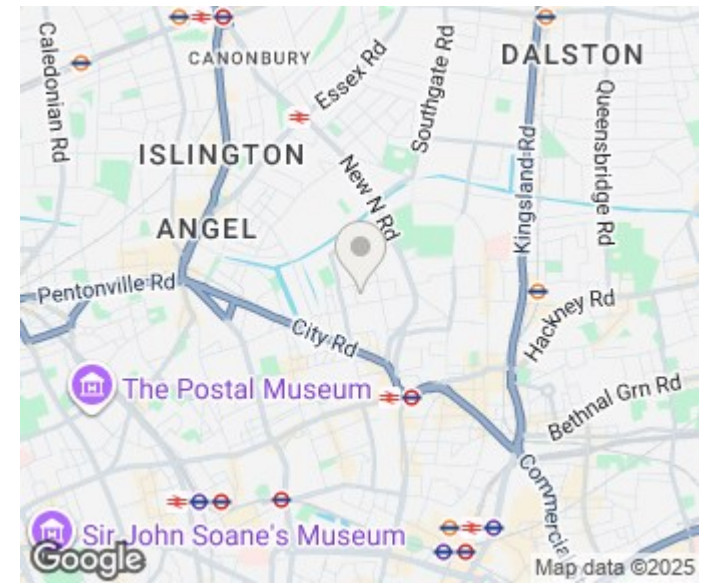
EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
2.48 sqm / 26.69 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
0.00 sqm / 0.00 sqft

Speci 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 3 RESIDENTIAL: 48.04 sqm / 517.0 sqft
IPMS 3 COMMERCIAL: 44.90 sqm / 477.92 sqft

speci Verified
RICS Certified Property Measurement
speci: 6207b0523818f504a4a10f8*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(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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