

KLEIN WHARF, ORSMAN ROAD, N1 ISLINGTON, N1 5QL

£550,000
LEASEHOLD

Cash Buyer Only Set on the third floor (lift) of this stylish canal side development this stunning two double bedroom, two bathroom apartment with balcony is presented in excellent condition.

Boasting bright interiors throughout it comes with an open-plan kitchen and living room which leads to a good size balcony with amazing views over Regents Canal. The master bedroom has an en-suite shower room with a second double room and a further bathroom.

The property has been recently refurbished by the current owner with a new kitchen, new bathrooms and flooring.

Hemmingfords

Kleine Wharf, N1
 CAPTURE DATE: 14/05/2022 LASER SCAN POINTS: 32,426,591
 GROSS INTERNAL AREA
 61.08 sqm / 657.46 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
61.08 sqm / 657.46 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, covered terraces
58.75 sqm / 632.38 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
4.35 sqm / 46.67 sqft

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

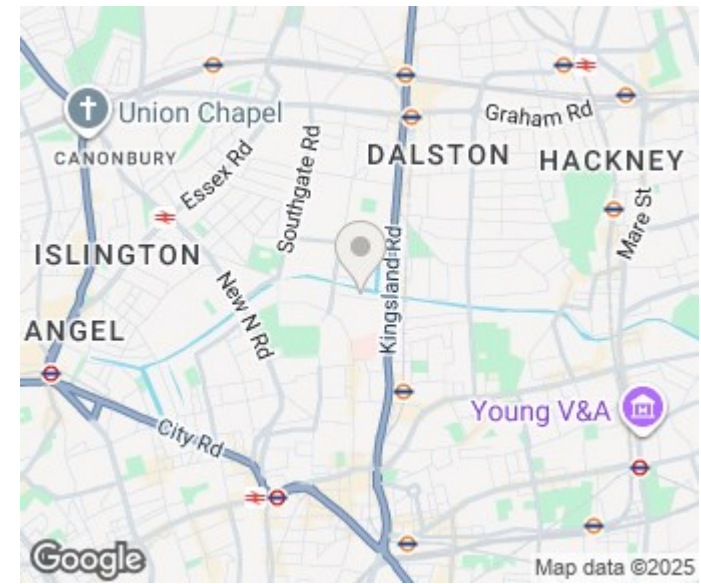
Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Pits and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

spec
Verified

RICS
Certified Property Measurement

IPMS 3 RESIDENTIAL: 61.43 sqm / 704.29 sqft
IPMS 3 COMMERCIAL: 63.44 sqm / 682.90 sqft

spec id: 6276776c8a0806c4988d07



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	83
(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

Hemmingfords