

SPENLOW APARTMENTS, LONDON, N1

N1 7GH

£585,000
LEASEHOLD

A well presented one bedroom, 5th floor apartment located in Spenlow Apartments. The apartment is sold chain free.

Spenlow Apartments is part of the impressive Folio development completed in 2015. The property has been finished to an extremely high standard and comprises of a large open plan kitchen/living room which leads onto the balcony, double bedroom with built in wardrobes, spacious bathroom and storage.

The apartment benefits from under floor heating, large floor to ceiling windows, Duravit sanitaryware in the bathroom, Siemens kitchen appliances and Deltalight light fittings. Residents enjoy access to a residents gym, day porter and a lift access.

Spenlow Apartments is ideally located just off of City Road allowing for a short walk to Old street and Angel Station, all the bars, shops and restaurant of both Shoreditch and Upper Street Islington.

Hemmingfords

Spenlow Apartments, N1
 CAPTURE DATE: 13/07/2021 LASER SCAN POINTS: 1,721,675

GROSS INTERNAL AREA
 50.67 sqm / 545.41 sqft



GROSS INTERNAL AREA (GIA)
 The footprint of the property
 50.67 sqm / 545.41 sqft

NET INTERNAL AREA (NIA)
 Excludes walls and external features
 48.79 sqm / 525.17 sqft

EXTERNAL STRUCTURAL FEATURES
 Balconies, terraces, verandas, etc.
 3.11 sqm / 33.00 sqft

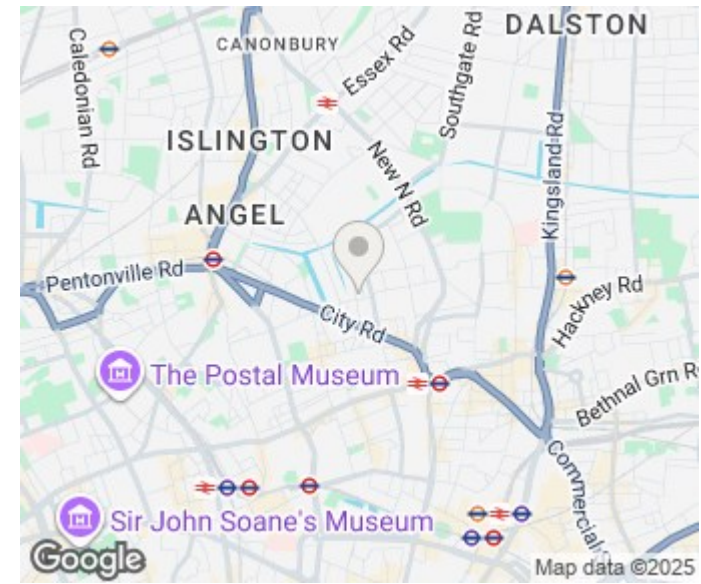
RESTRICTED HEAD HEIGHT
 Limited use area under 1.8m
 0.00 sqm / 0.00 sqft

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 open lengths and widths are the maximum points of measurements captured in the scan.

spec residential: 56.27 sqm / 605.69 sqft
 spec residential: 54.80 sqm / 589.96 sqft

spec id: 60e854793345c40de18915d

spec Verified
 RICS Certified Property Measurement



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