



## QUEENS QUAY, UPPER THAMES STREET, EC4V

1 BED APARTMENT

£475,000  
LEASEHOLD

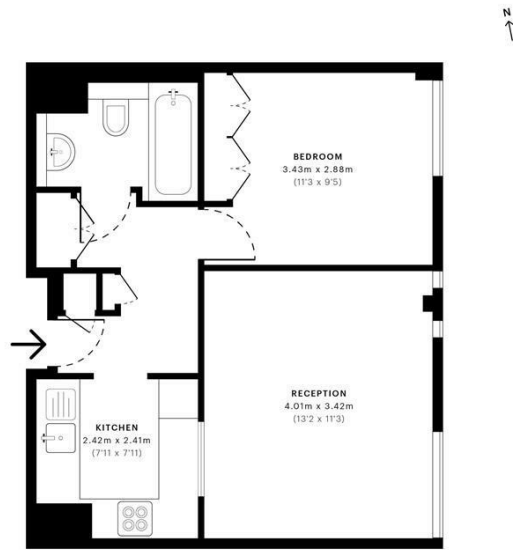
Stylishly furnished one bedroom apartment in this popular riverside development close to Blackfriars, Bank and St Pauls. Benefits from daytime concierge facility and is superbly located for city workers.

Upper Thames Street is well located for transport links with easy access to the West End, South Bank, City and Canary Wharf close by.

**Hemmingfords**

Queens Quay, EC4V  
 CAPTURE DATE: 28/07/2021 LASER SCAN POINTS: 1324865

GROSS INTERNAL AREA  
 40.39 sqm / 434.75 sqft



**GROSS INTERNAL AREA (GIA)**  
 The footprint of the property  
 40.39 sqm / 434.75 sqft

**NET INTERNAL AREA (NIA)**  
 Excludes walls and external features  
 Includes swimming pools, covered terraces  
 37.76 sqm / 406.45 sqft

**EXTERNAL STRUCTURAL FEATURES**  
 Balconies, terraces, verandas, etc.  
 0.00 sqm / 0.00 sqft

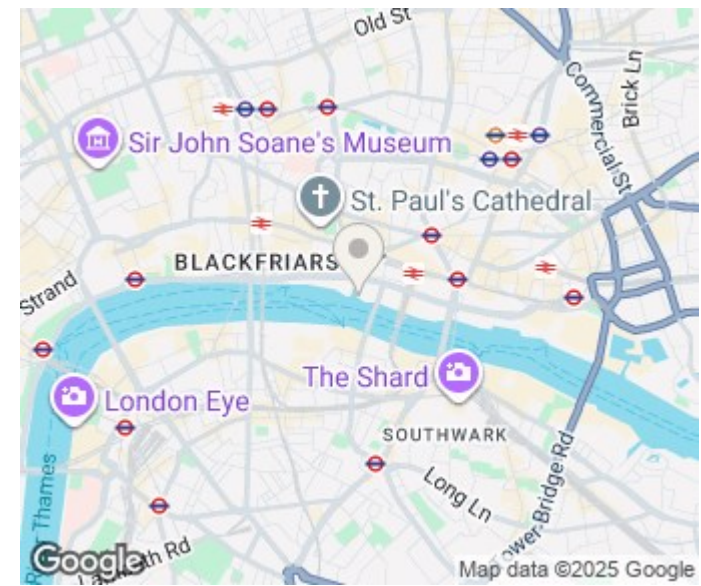
**RESTRICTED HEAD HEIGHT**  
 Limited use area under 1.9m  
 0.00 sqm / 0.00 sqft

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

IPMS Residential: 40.30 sqm / 433.79 sqft  
 IPMS Commercial: 38.51 sqm / 414.52 sqft

spec id: 60f632aef4028f50d9f22234

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			79
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
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

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