



OCKENDON ROAD, LONDON, N1

N1 3NL

£250,000
LEASEHOLD

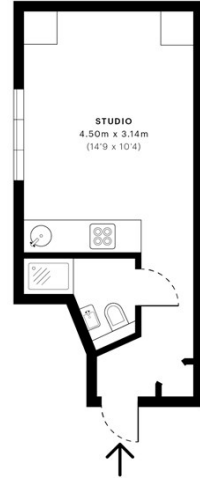
A well presented, charming studio apartment located off of Essex Road, Islington. Comprising of an open plan kitchen, exposed brick, studio space and a modern tiled shower room.

Ockendon Road is a popular sought after residential road within easy reach of the extensive facilities of De Beauvoir, Islington and Upper Street. It is well served by transport links including the nearby stations at Essex Road, Canonbury, Haggerston and Highbury & Islington.

Hemmingfords

Ockendon Road, N1
 CAPTURE DATE: 21/07/2021 LASER SCAN POINTS: 508,007

GROSS INTERNAL AREA
 20.31 sqm / 218.62 sqft



— Lower Ground Floor

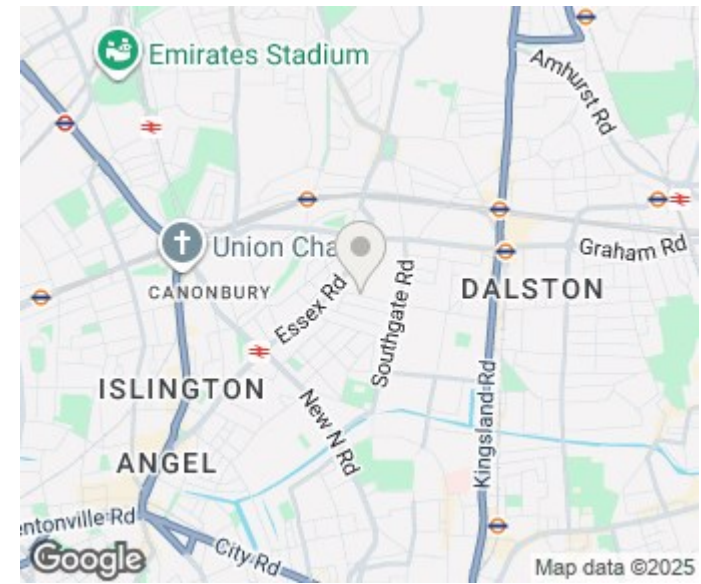
 <small>GROSS INTERNAL AREA (GIA) The footprint of the property</small> 20.31 sqm / 218.62 sqft	 <small>NET INTERNAL AREA (NIA) Excludes walls and external features Includes balconies, restricted head height</small> 19.67 sqm / 211.73 sqft	 <small>EXTERNAL STRUCTURAL FEATURES Balconies, terraces, veranda etc.</small> 0.00 sqm / 0.00 sqft	 <small>RESTRICTED HEAD HEIGHT Limited use area under 1.9m</small> 0.00 sqm / 0.00 sqft
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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 room lengths and widths are the maximum points of measurements captured in the scan.




IPMS 3B RESIDENTIAL: 20.31 sqm / 218.62 sqft
 IPMS 3C RESIDENTIAL: 19.67 sqm / 211.73 sqft

SPCC ID: 6168727248a430a350370a59



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		69
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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