



## LABURNUM STREET E2 8BF

£550,000  
LEASEHOLD

A beautifully presented two double bedroom, third floor apartment situated within a secure gated development.

Ermine Mews forms part of a gated development of apartments set near to the Regents Canal in Haggerston. There are local cafes, bars and restaurants around the basin and on Regents Canal. Close by is Kingsland Road leading up to Dalston and down to Hoxton, Shoreditch and the City. Walk east along the Canal and you come to London Fields and go west and you are in Islington.

Commuting to the City and Canary Wharf is well served with Haggerston Overground just the other side of Kingsland Road and there are numerous bus links on Kingsland Road itself.

**Hemmingfords**

Ermine Mews, E2  
CAPTURE DATE: 20/02/2023 LASER SCAN POINTS: 28,692,763

GROSS INTERNAL AREA  
72.55 sqm / 780.92 sqft



spec verified floor plans are produced in accordance with:  
 RICS Professional Statement: Surveying for Property Measurement (2018)  
 Plans and parties use this information only and are not to be relied upon for any other purpose.  
 Due to rounding, numbers may not add up precisely.  
 All measurements shown for this property are approximate and should be used for guidance purposes only.  
 See the maximum potential of measurements captured in the scan.

SPEC ID: 5633ccca5f4c295105a6229a685



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	81
(69-80) C		
(55-68) D		
(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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