



47 MIDWAY HOUSE, MANNINGFORD CLOSE LONDON, EC1V 7HP

£2,500

Hemmingfords are pleased to present this newly decorated, two double bedroom duplex flat, arranged over the 3rd & 4th floors, conveniently located moments from Upper Street & Angel station.

The property comprises of a welcoming entrance hallway with a sizeable storage area, a beautifully decorated modern living room, separate fully integrated kitchen.

As you enter upstairs; the apartment has 2 spacious double bedrooms, a second balcony, additional storage space in the hallway and a modern family bathroom with a separate WC.

The property has good access to Farringdon station, which with the completion of Crossrail on the horizon; is set to become a fantastic transport hub. The restaurants, nightlife, bars, shops and galleries of Angel, Clerkenwell and the Barbican are all within walking distance

Hemmingfords

Midway House, EC1V
CAPTURE DATE: 05/06/2021 LASER SCAN POINTS: 3,132,392

GROSS INTERNAL AREA
74.75 sqm / 804.60 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
74.75 sqm / 804.60 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, covered deck heights
68.70 sqm / 739.48 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
2.23 sqm / 24.00 sqft

RESTRICTED HEAD HEIGHT
Controlled use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans 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.

IPWS RESIDENTIAL: 75.41 sqm / 811.71 sqft
IPWS AC RESIDENTIAL: 72.51 sqm / 780.49 sqft

spec id: 610a603bf16a3e80d9d0290cf



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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 Lettings & Sales
Second Floor
34 Upper Street
London
N1 0PN

020 3890 7470
info@hemmingfords.co.uk
www.hemmingfords.co.uk

Hemmingfords