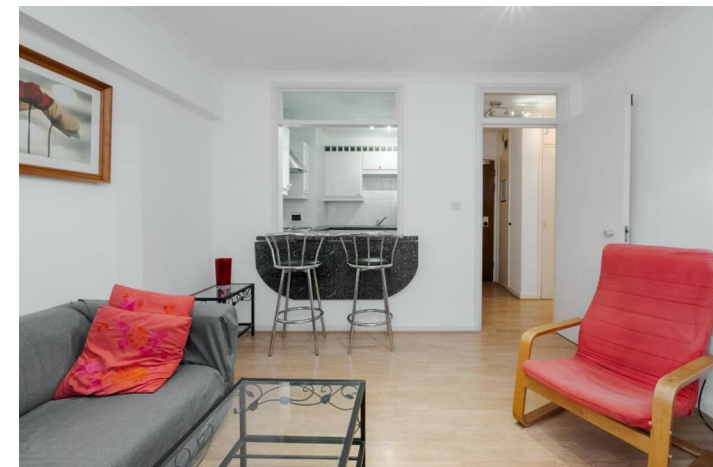




## QUEENS QUAY, UPPER THAMES STREET, 1 BED APARTMENT

£2,250

A stylish one-bedroom apartment situated on the second floor of a highly sought-after riverside development on Upper Thames Street, ideally located in the heart of the City. The property offers well-proportioned accommodation with contemporary interiors and benefits from a concierge service, providing both convenience and security.

Residents enjoy access to a beautifully maintained communal roof terrace, offering an ideal space to relax and take in the surrounding City skyline.

Perfectly positioned, the development is within easy walking distance of Blackfriars, St Paul's and Bank stations, providing excellent transport links across London. The West End, South Bank and Canary Wharf are all easily accessible, while an outstanding selection of restaurants, cafés, bars and shopping are just moments away, making this an ideal home for professionals or an excellent investment opportunity.

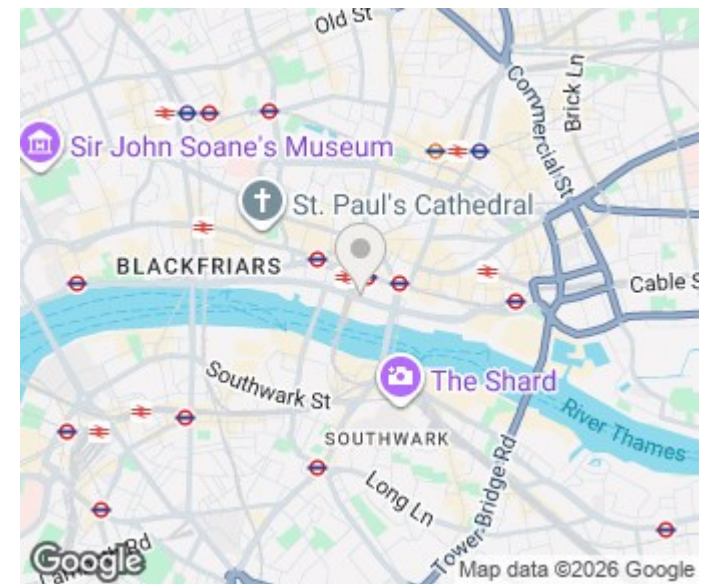
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## QUEENS QUAY

Approximate Gross Internal Area = 427 sq. ft. (39.7 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID 1263227



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   | 72                         | 79        |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>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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