



## 14 INWORTH WALK POPHAM STREET

LONDON, N1 8RB

£625,000  
LEASEHOLD

\*Guide Price £625,000- £650,000\* Hemmingfords are pleased to present this beautifully presented, newly decorated, larger than average (950sq ft) two double bedroom apartment, arranged over two floors, conveniently located moments from Upper Street & Angel station. The property comprises of a welcoming entrance hallway that separates into two spacious scandi style bedrooms and a modern bathroom. As you enter downstairs; the apartment has a spacious living area, a modern stylish kitchen, both of which opens out into a wonderfully bright and spacious conservatory leading out into a private garden with additional storage. With nearly 1000 sq ft, split level, spacious bedrooms, a fantastic conservatory space with sliding doors and a private garden, set within this brilliant location but acting as a quiet safe haven - this truly is a hidden gem not to be missed. The restaurants, nightlife, bars, shops and galleries of Angel are all within walking distance.

Hemmingfords

**Inworth Walk, N1**  
 CAPTURE DATE: 18/06/2021 LASER SCAN POINTS: 8,527,991

GROSS INTERNAL AREA  
 88.25 sqm / 949.92 sqft



**GROSS INTERNAL AREA (GIA)**  
 The footprint of the property  
 88.25 sqm / 949.92 sqft

**NET INTERNAL AREA (NIA)**  
 Excludes walls and external features  
 Includes swimming pools, covered terraces  
 78.12 sqm / 840.88 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

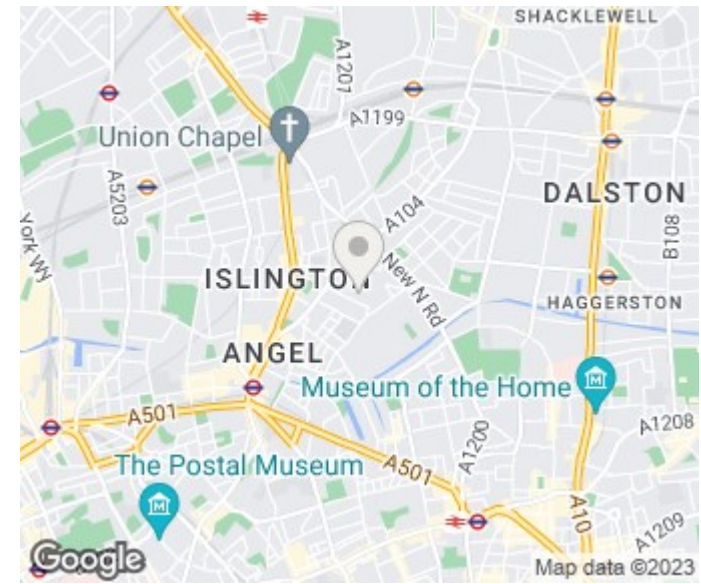
**spec Verified**

**RICS**  
 Certified Property Measurement

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

**IPMS 3 RESIDENTIAL: 85.81 sqm / 923.65 sqft**  
**IPMS 3 COMMERCIAL: 81.32 sqm / 875.32 sqft**

spec id: 61942631a4906c2a7f01



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	73
(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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