



DAGMAR ROAD, ALEXANDRA PALACE, N22

1 BED APARTMENT

£1,700 PCM

Conveniently nestled between Muswell Hill Broadway (15 min walk) and Bounds Green tube (10 min walk) with local shops, bars, cafes, library and bus services close by. Alexandra Palace Overground station is a 7 minutes walk away and Albert Road playing fields, tennis courts and pavilion are almost on the doorstep.

The property is situated on the first floor, comprising of an open plan kitchen living area, spacious bedroom and a tiled bathroom. The property benefits from wood flooring throughout.

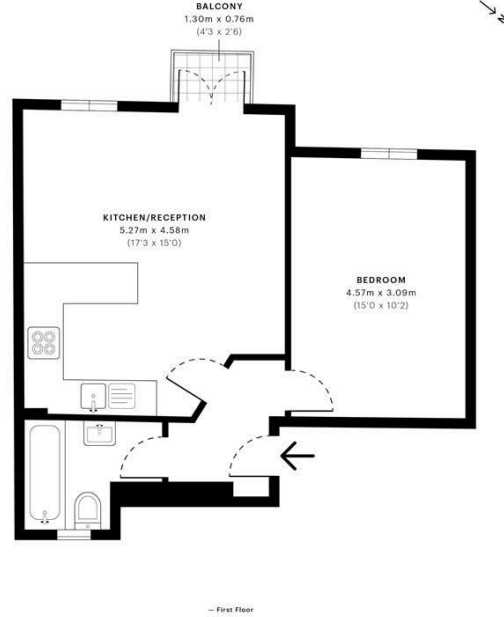
Hemmingfords

Dagmar Road, N22

CAPTURE DATE: 29/06/2021 LASER SCAN POINTS: 1,032,057

GROSS INTERNAL AREA

45.84 sqm / 493.42 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
45.84 sqm / 493.42 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, covered terraces
44.42 sqm / 476.13 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas, etc.
0.99 sqm / 10.66 sqft

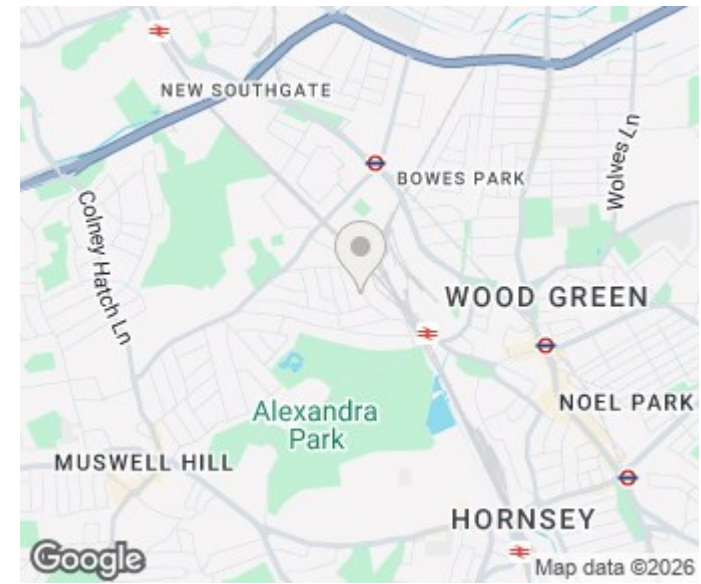
RESTRICTED HEAD HEIGHT
Estimated use area under 1.8m
0.00 sqm / 0.00 sqft

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

IPMS RESIDENTIAL: 45.83 sqm / 504.07 sqft
IPMS RESIDENTIAL: 45.43 sqm / 489.22 sqft

spec® 610247363005004404054440

spec® Verified
RICS Certified Property Measurement



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(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

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