



A 5 HEATHCOTE STREET LONDON, WC1N 2AL

£2,250 PCM

A well presented, unique one bedroom period property with its own private entrance and private patio area. The property comprises of an inviting living room with French doors that lead out to a private patio, semi open plan kitchen with fitted appliances, spacious double bedroom and a tiled three piece bathroom suite.

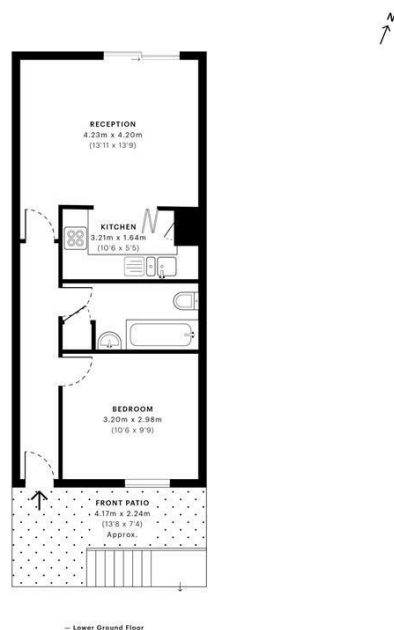
Heathcote Street is situated with easy access to Waitrose and the shopping facilities of the Brunswick Centre, home to the Curzon Cinema. Both King's Cross and Russell Square underground stations are nearby. NOTE- The block is currently undergoing exterior decoration which is due to finish by mid August.

Available 20th August 2025 on a furnished basis.

Hemmingfords

Heathcote Street, WC1N
CAPTURE DATE: 08/07/2022 LASER SCAN POINTS: 38,325,944

GROSS INTERNAL AREA
41.51 sqm / 446.81 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
41.51 sqm / 446.81 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes swimming pools, covered areas etc.
39.50 sqm / 425.17 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

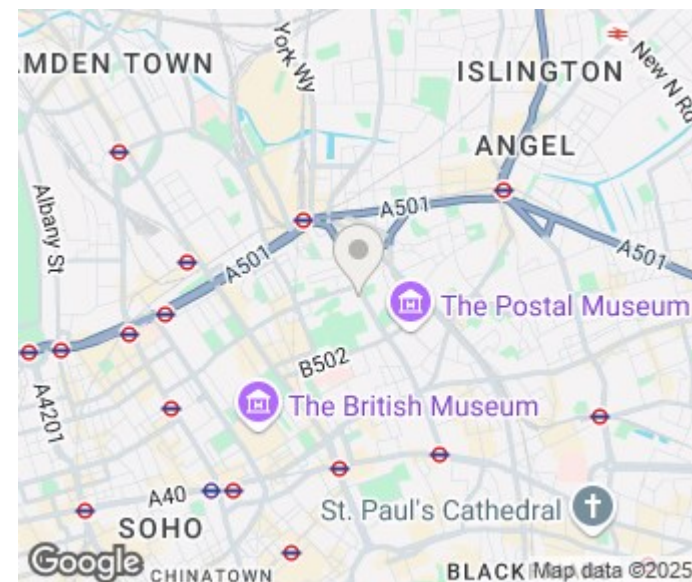
RESTRICTED HEAD HEIGHT
Controlled use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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: 41.02 sqm / 441.54 sqft
IPWS AC RESIDENTIAL: 39.50 sqm / 425.17 sqft

spec id: 62c35f12caf5a3d3d303774c



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	49	
(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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