



## CLARE COURT, JUDD STREET, RUSSELL SQUARE, 1 BED APARTMENT

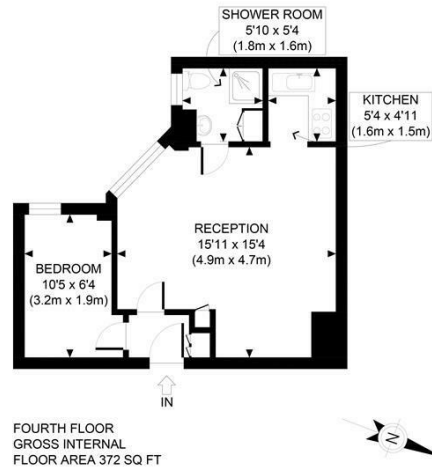
£2,250

A Hemmingfords Collection: Hemmingfords are pleased to present this impeccably refurbished one bedroom flat in Clare Court. The flat is positioned on the fourth floor and comprises of a spacious double bedroom, a bright reception room with a features alcove ceiling and a bespoke fitted modern kitchen and an elegant bathroom with shower.

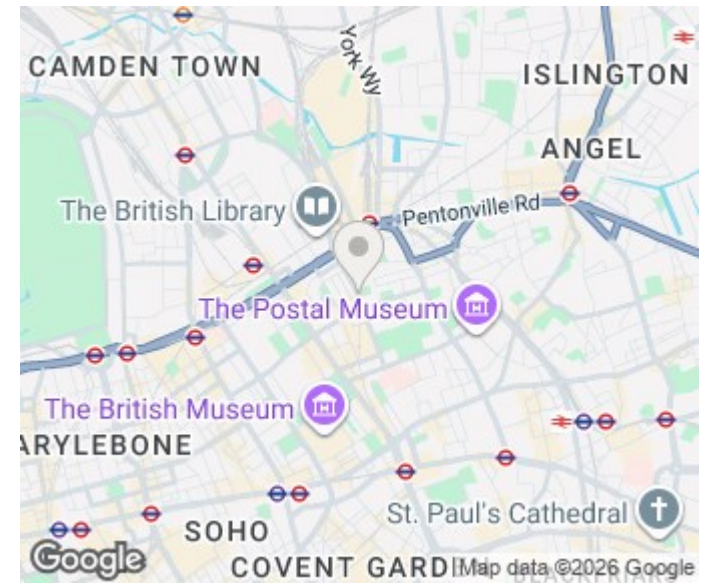
Judd Street is excellently located in the heart of WC1H, within a very short walk from Russell Square, Euston and Kings Cross Stations. Ucl is only a few blocks away.

Offered furnished

**Hemmingfords**



|   |               |
|---|---------------|
| APPROX. GROSS INTERNAL FLOOR AREA 372 SQ FT / 35 SQM  | Clare Court   |
| Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation | date 01/11/23 |
|   | photoplan     |



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 82        |
| (55-68) D                                   | 74                      |           |
| (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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