



CRESCENT HOUSE, BARBICAN, EC1Y 1 BED APARTMENT

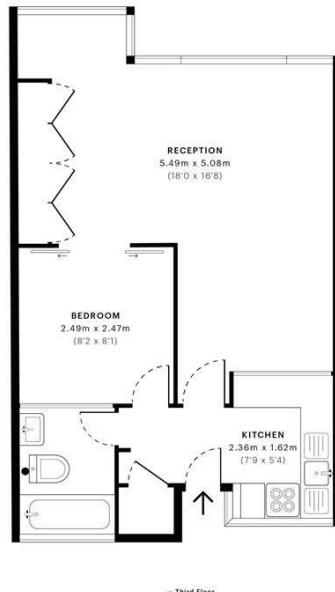
£1,950 PER MONTH

A light and airy one bedroom third floor apartment within this grade II listed, modernist development in the City of London.

Designed by the same architects as for the Barbican, the flat has a modern interior comprising: Studio room which has been partitioned to separate the sleeping area, a separate fitted kitchen and a fully tiled bathroom.

Decor is neutral with hard wood floors and white walls throughout and the flat situated on the favourable side of the building.

Hemmingfords



GROSS INTERNAL AREA (GIA)
The floor area of the property:
38.79 sqm / 417.53 sqft

NET INTERNAL AREA (NIA)
The floor area of the property, including allowances for internal walls, recessed head heights:
37.65 sqm / 405.29 sqft

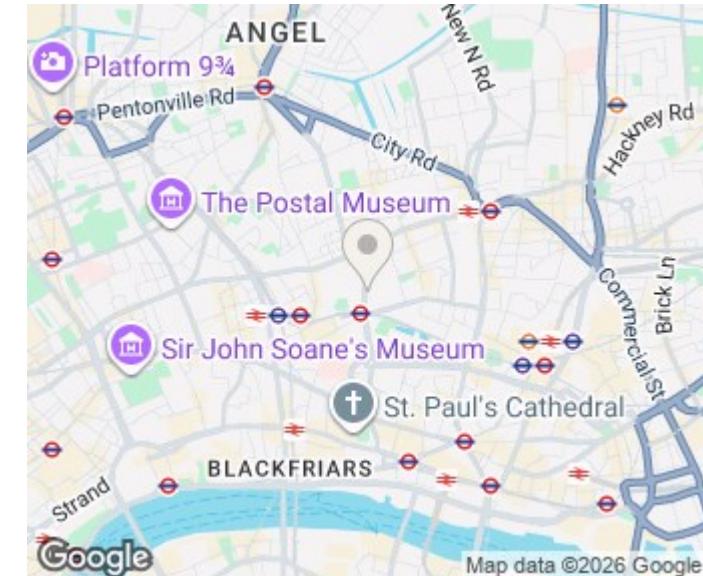
EXTERNAL STRUCTURAL FEATURES
The floor area of the property, including allowances for external walls, recessed head heights:
0.00 sqm / 0.00 sqft

REFLECTED HEAD HEIGHT
The floor area of the property, including allowances for external walls, recessed head heights:
8.11 0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Please note that the floor plans are a reflection of the condition at 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 scans.

IPMS 3R RESIDENTIAL: 38.79 sqm / 417.53 sqft
IPMS 3C RESIDENTIAL: 37.65 sqm / 405.27 sqft
SPEC ID: 60e4236997c9f1bde0d10f01d



Map data ©2026 Google

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	49
(21-38)	F	54
(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

Hemmingfords Lettings
34 Upper Street
London
N1 0PN

020 3890 7470
info@hemmingfords.co.uk
www.hemmingfords.co.uk

Hemmingfords