



FORTRESS ROAD, LONDON, NW5

0 BED STUDIO

£1,350 PCM

INCLUDES HEATING & HOT WATER This stunning, newly refurbished studio apartment is situated on the second floor within this impressive period conversion. The property comprises; spacious studio/reception room, semi open plan kitchen and a modern tiled shower room.

The property further benefits; wooden flooring, high ceilings, period features and an abundance of natural light.

Fortress Road is ideally situated moments from all the amenities of Kentish Town and close to excellent transport links including Kentish Town underground and over ground stations.

Hemmingfords

Fortress Road, NW5

CAPTURE DATE 10/06/2021 LASER SCAN POINTS 382,644

GROSS INTERNAL AREA

16.91 sqm / 182.02 sqft



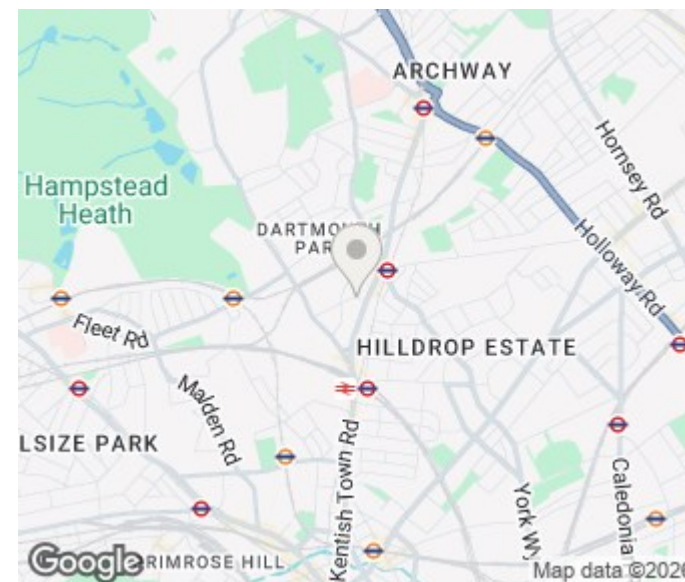
- Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
16.91 sqm / 182.02 sqftNET INTERNAL AREA (NIA)
Excludes walls and external features
Excludes swimming pools, covered roof heights
15.96 sqm / 171.79 sqftEXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqftRESTRICTED 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.

SPR 30 RESIDENTIAL: 10.60 sqm / 113.66 sqft
SPR 30 RESIDENTIAL: 16.30 sqm / 175.43 sqft

SPR 30: 611156bc3fa4b090dc2a72aef



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	71
(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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