

55 WORCESTER POINT CENTRAL STREET

LONDON, EC1V 8AZ

£2,750

AVAILABLE IN SEPTEMBER An outstanding new one bedroom apartment located in the recently built Clerkenwell Quarter Development on Central Street. Close to Farringdon and Barbican Stations this property is ideal for quick access to the city and is served by a daytime concierge. This property boasts a private patio area and comprises of a Spacious bedroom with fitted wardrobe, high-spec bathroom suite, fully fitted open-plan kitchen, large reception room and extra fitted storage.

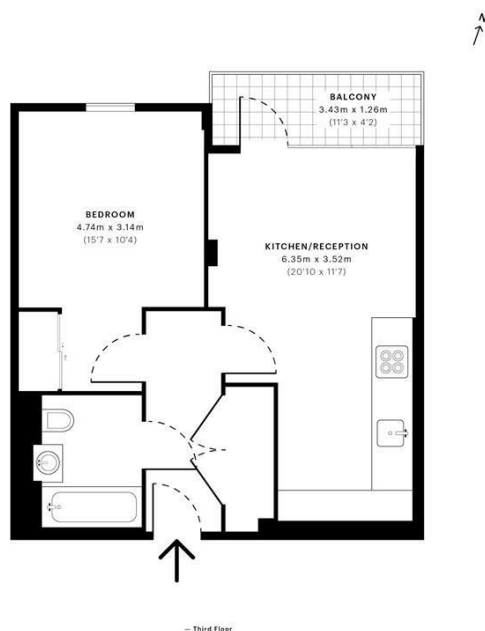
Hemmingfords

Worcester Point, EC1V

CAPTURE DATE: 09/10/2021 LASER SCAN POINTS: 1,636,887

GROSS INTERNAL AREA

44.79 sqm / 482.12 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
44.79 sqm / 482.12 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Excludes swimming pools, covered terraces
42.80 sqm / 460.70 sqft

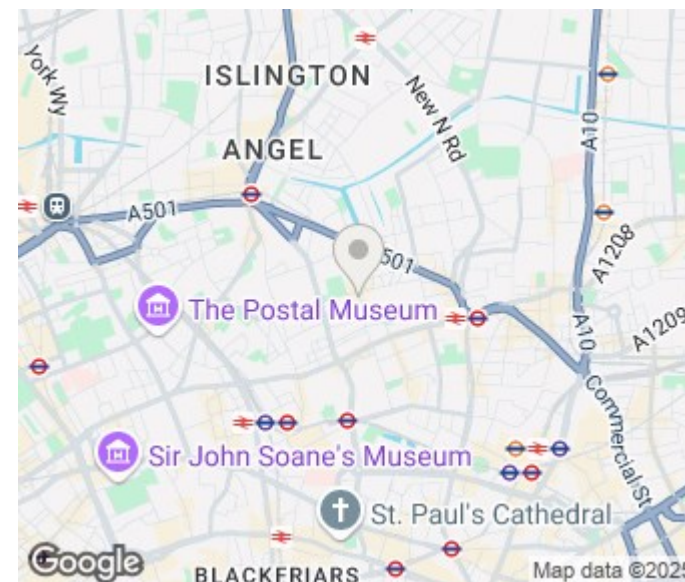
EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
3.72 sqm / 40.04 sqft

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: 48.63 sqm / 523.45 sqft
IPWS AC RESIDENTIAL: 46.93 sqm / 503.15 sqft
SPEC ID: 610F0446a1670d6a4002b



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		
(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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