



Featherstone Street, London, EC1Y

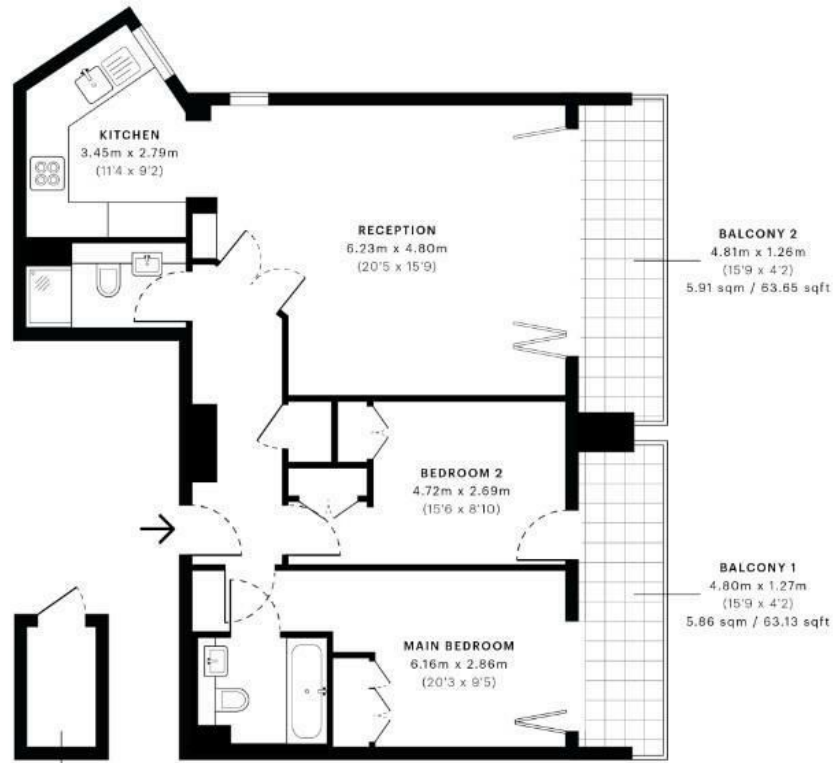
This extremely well presented two bedroom apartment sits on the third floor of this private residential complex. With only 14 units in the building, entry code lift access serving all floors, plus a secure video entry system this spacious property has much to offer. Two well proportioned bedrooms with ample built in storage share one of the south facing balconies, with the main room having an en suite. A further shower room is accessible via the hallway which leads to a generous reception room which has folding doors onto the second balcony. The kitchen is fully integrated and is fitted with mainly Miele appliances.

The property has a locked storage section of the basement of circa 2sqm included.

Featherstone Street is a one way street and runs adjacent to Old Street, giving ideal access to Old Street underground station.

- Air Conditioning
- Two Balconies
- Basement Storage
- Leasehold
- EPC Rating - D
- 110 Lease Unexpired

POA



Storage also available, not measured during survey, and excluded from measurements.

— Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
76.20 sqm / 820.21 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walkways, restricted head height
73.11 sqm / 786.95 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
11.77 sqm / 126.69 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
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.

IPMS 3B RESIDENTIAL: 67.69 sqm / 733.05 sqft
IPMS 3C RESIDENTIAL: 65.04 sqm / 701.36 sqft
SPEC ID: 62b09b3f70c6a0e30fe916c

| 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 | | | |
| | | 62 | 76 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

