



SIDMOUTH MEWS | | SIDMOUTH STREET | WC1H 8JP

£3,500 PER MONTH

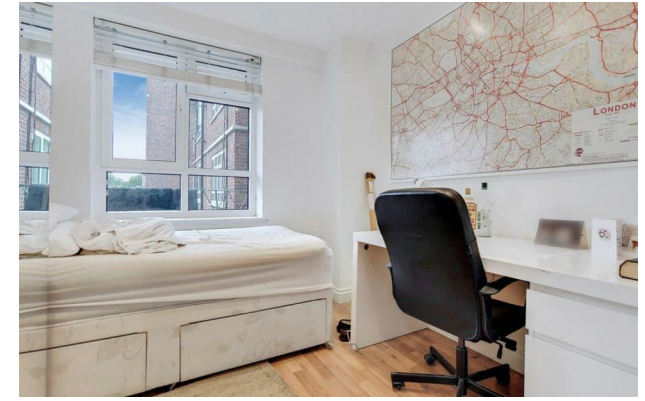
LIVINGSPLACE  
ESTATE AGENTS

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 SIDMOUTH STREET | WC1H 8JP  
 £3,500 PER MONTH

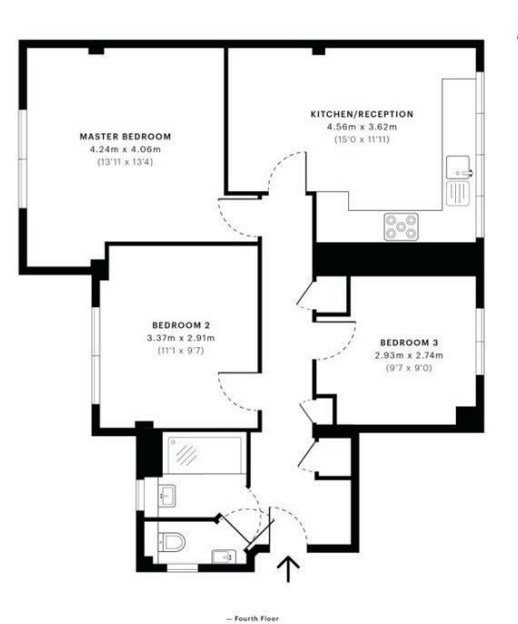
LIVING SPACE ARE PLEASED TO OFFER THIS RECENTLY REFURBISHED 3 BEDROOM 3RD FLOOR APARTMENT SITUATED IN A FANTASTIC LOCATION AND WITH IN 5 MINUTES FROM KINGS CROSS TUBE STATION. THE PROPERTY HAS BEEN FINISHED TO A HIGH SPEC THROUGHOUT, MODERN FITTED KITCHEN, NEUTRALLY DECORATED THROUGHOUT WITH WOOD FLOORING, 3 GOOD SIZE BEDROOMS, MODERN BATHROOM. AVAILABLE 26TH JUNE 2024.

- FLAT
- 1 RECEPTION
- ENERGY RATING : C
- SHOWER
- WASHING MACHINE
- 3 BEDS
- 1 BATHROOM
- FURNISHED OR UNFURNISHED
- LIFT
- GAS CENTRAL HEATING

STUDIO



<b>Warnham, WC1H</b>		GROSS INTERNAL AREA 62.9 Sqm / 677.3 Sqft
CAPTURE DATE 10/06/2020	LASER SCAN POINTS 26,274,755	



<b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property. 62.9 Sqm / 677.3 Sqft	<b>NET INTERNAL AREA (NIA)</b> Excludes walls and external features, includes wall-thickness, measured area. 58.0 Sqm / 624.1 Sqft	<b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc. 0.0 Sqm / 0.0 Sqft	<b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.5m 0.0 Sqm / 0.0 Sqft
<b>IPMS BY RESIDENTIAL</b> 63.8 Sqm / 688.8 Sqft	<b>IPMS BY RESIDENTIAL</b> 59.1 Sqm / 636.2 Sqft	<b>IPMS G</b> 66.06m <sup>2</sup> (703.56 Sq Ft)	

\*Typic floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual rooms, lengths and widths are the maximum points of measurements captured in the scan.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

COUNCIL TAX BAND **D**  
 EPC RATING

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