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Cassidy
&Tate
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

THEOBALDS ROAD

LONDON

WC1X 8SP

£1,300 PCM

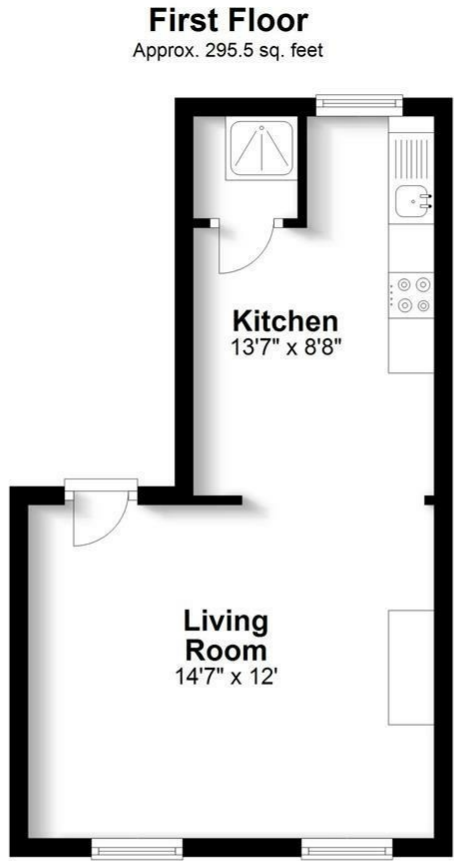
EPC Rating: D Council Tax Band: B



All The Ingredients Needed For A Fabulous Lifestyle

****PLEASE NOTE THIS PROPERTY DOES NOT COME WITH A WASHING MACHINE****

Cassidy & Tate are offering to the rental market a studio apartment situated in a prime location, a stone's throw away from the excellent shopping and leisure facilities, the many eateries which offer a superb selection of food from all over the world plus a variety of cosmopolitan bars. Accommodation comprises of a communal entrance with stairs to all floors, an open plan Bedroom/Dining Room/Living Space, a kitchen/breakfast room fitted with a range of wall and base units, and an encluser shower. This is an ideal apartment for those wishing to access the City of London, anywhere in London's West End or Greater London as a whole, being within a short walk to either Russell Square, Holborn, or Kings Cross St Pancras tube stations. The property is within 20 minute's walk to Oxford Circus and 25 minutes to Leicester Square.



Total area: approx. 295.5 sq. feet

Produced for Cassidy & Tate Estate Agents
For guidance purposes only. Not to scale.

Plan produced using PlanUp.

Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

Perfect Fusion of Location And Way of Living

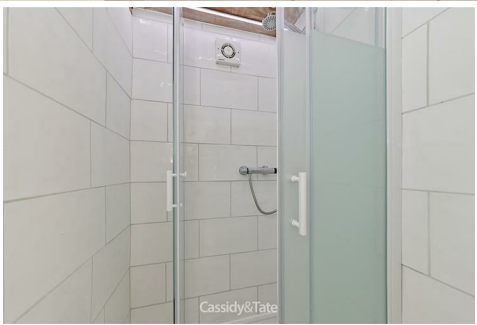
Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



Specialists in Bespoke Properties

- Studio Apartment
- Character features
- Council Tax Band B
- Available Now
- First Floor Accommodation
- Central London Location
- Unfurnished

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



