



## 18 FLEETWAY BIRKENHEAD STREET LONDON, WC1H 8BL

£2,500 PCM

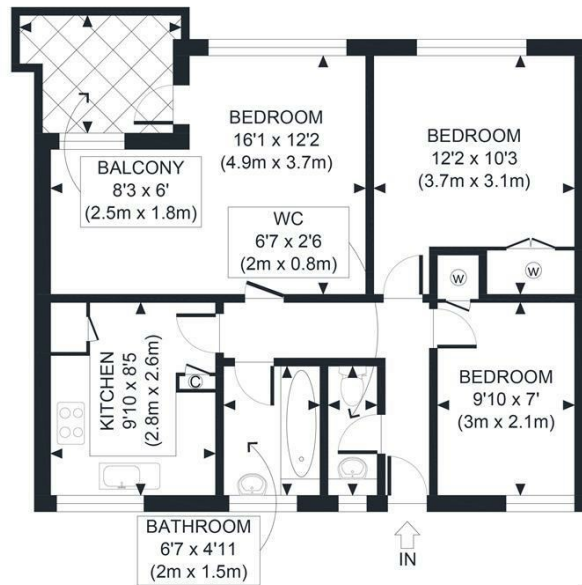
HMO friendly Perfect For Students - \*Living room converted to a 3rd bedroom\* Nestled on the vibrant Birkenhead Street in London, this charming apartment offers a delightful experience just moments away from the bustling Kings Cross station. With three well-proportioned bedrooms, this property is ideal for students

The apartment three bedrooms, which has been thoughtfully converted to create a welcoming living space, separate kitchen is well-equipped, balcony from one of the bedrooms and a tiled bathroom suite.

This property is particularly suited for students, given its proximity to some of the best universities in London living here means you can easily access the

**Hemmingfords**





FOURTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 566 SQ FT



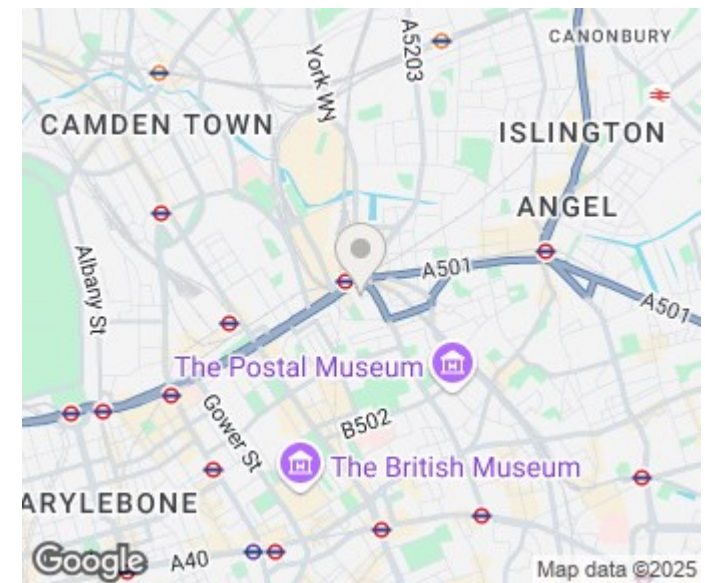
#### APPROX. GROSS INTERNAL FLOOR AREA 566 SQ FT / 53 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Birkenhead Street

date 14/07/25

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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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