

## LAMBROS HOUSE, PENTONVILLE ROAD, N1

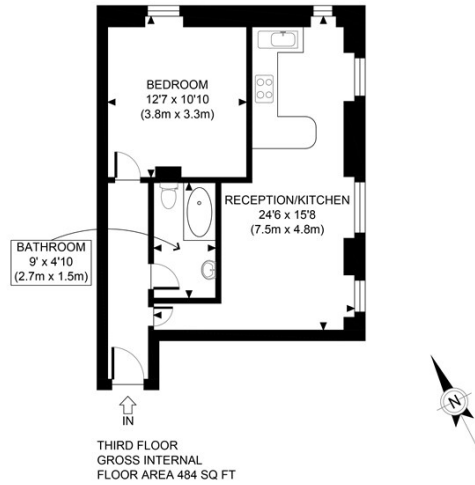
### 1 BED APARTMENT

**£2,100 PCM**

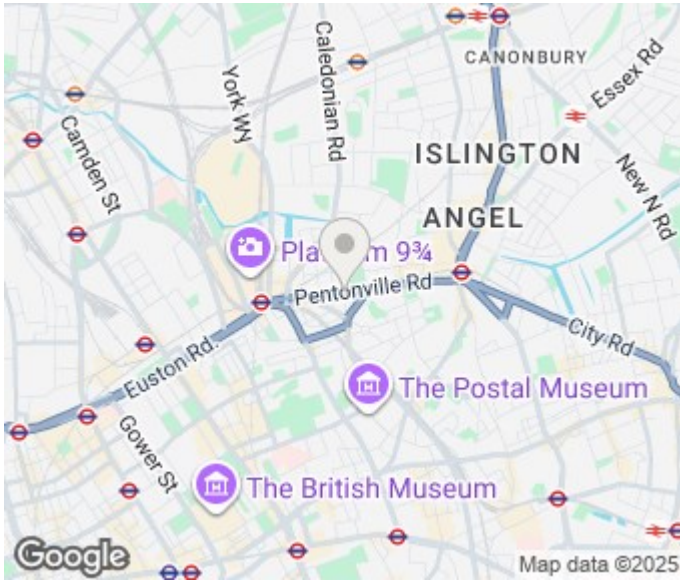
A smart one bedroom apartment set on the first floor of a purpose built block on Pentonville Road. The property comprises of a bright open plan lounge / kitchen, a fully tiled bathroom and a quiet bedroom facing the rear of the property.

The apartment is conveniently located for Kings Cross St Pancras International/ Angel stations and it is walking distance from Bloomsbury. Given its strategic position it also benefits from having easy access to Sadler's Wells theatre, shops and bistros on Upper Street and Exmouth Market, and with excellent access to transport links to the City and West End.

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APPROX. GROSS INTERNAL FLOOR AREA 484 SQ FT / 45 SQM	Lambros house N1
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	date 18/12/20
	photoplan



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