



## TREATY STREET, LONDON, N1

£3,200 PER CALENDAR

\* VIRTUAL TOUR AVAILABLE \* Goldman Greg are delighted to be offering this three double bedroom third floor apartment which has just been refurbished with a brand new modern fully tiled bathroom and repainted throughout. There's also brand new flooring fitted in the kitchen.

Benefits include three good sized double bedrooms, an eat in kitchen (no living room), brand new bathroom and gas central heating.

The location is perfect for students and sharers/commuters looking for excellent transport links as Treaty Street provides easy access to Kings Cross, Angel, Islington and Euston.

Available IMMEDIATELY and comes fully furnished.

Early viewings are highly recommended.



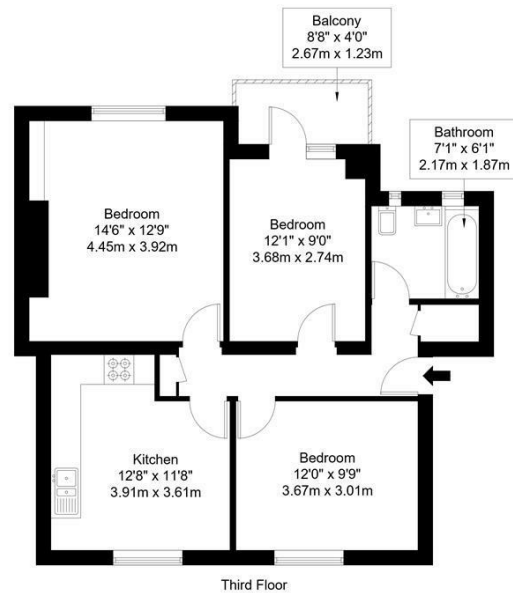
Goldman Greg

## Treaty Street, N1 0TB

Approx Gross Internal Area = 65.46 sq m / 705 sq ft

Balcony = 3.25 sq m / 35 sq ft

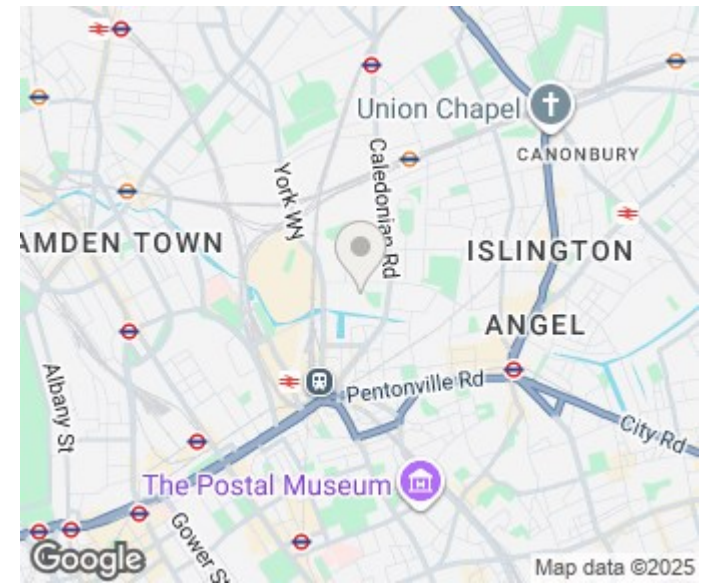
Total = 68.71 sq m / 740 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 57                      | 66        |
| (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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