



City Gate House, London, NW1 9LG

£2,600 Per Month



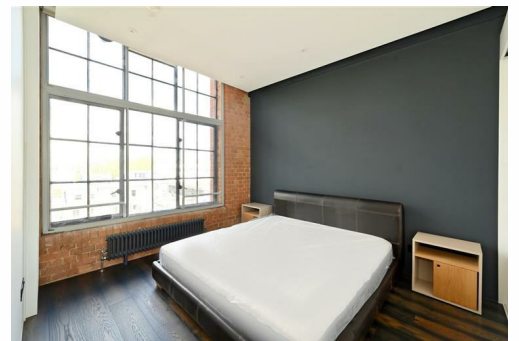
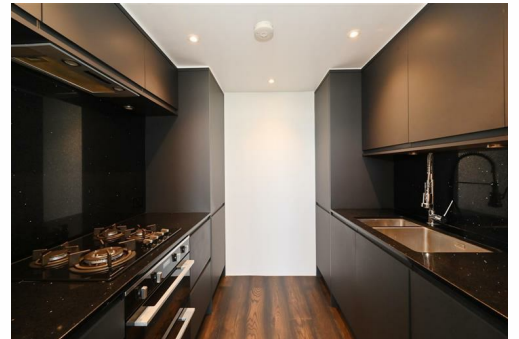
Unique apartment in the heart of London, this refurbished apartment at 99 Pentonville Road offers a perfect blend of comfort and convenience.

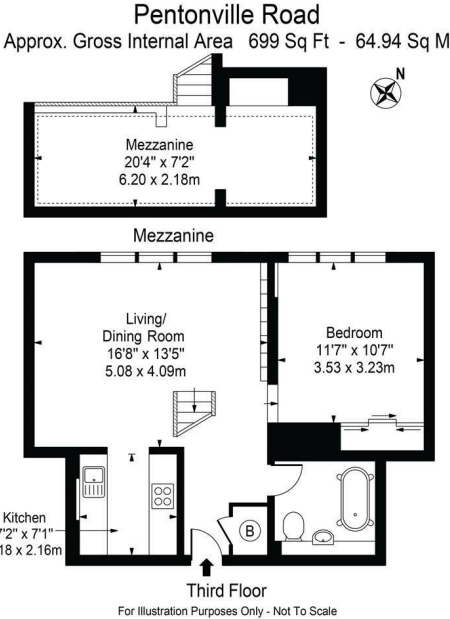
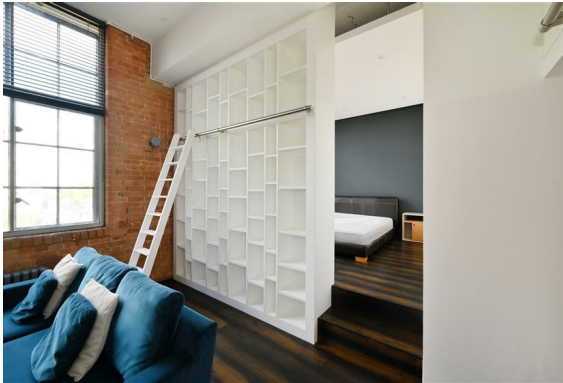
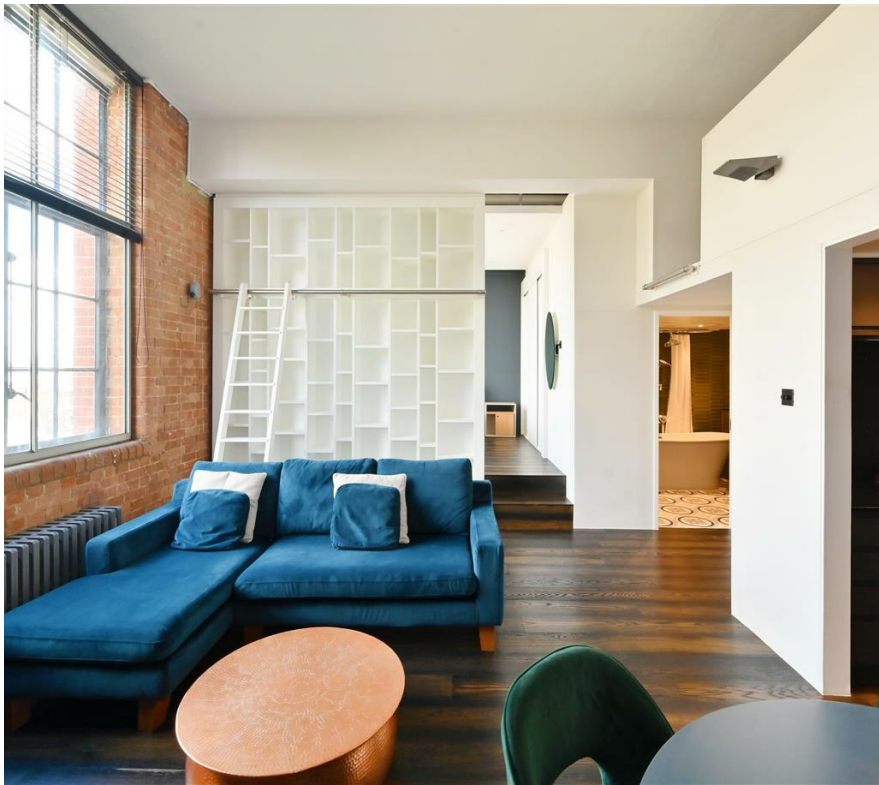
Spanning an impressive 699 square feet, this well-appointed residence features a spacious reception room with plenty of storage, modern kitchen with gas hob, a generously sized bedroom, and charming bathroom. There is also a versatile mezzanine level, which is handy for a small office or extra sleeping space.

With its prime location, residents will enjoy the vibrant atmosphere of the surrounding area, complete with an array of shops, restaurants, and public transport options, all within easy reach.

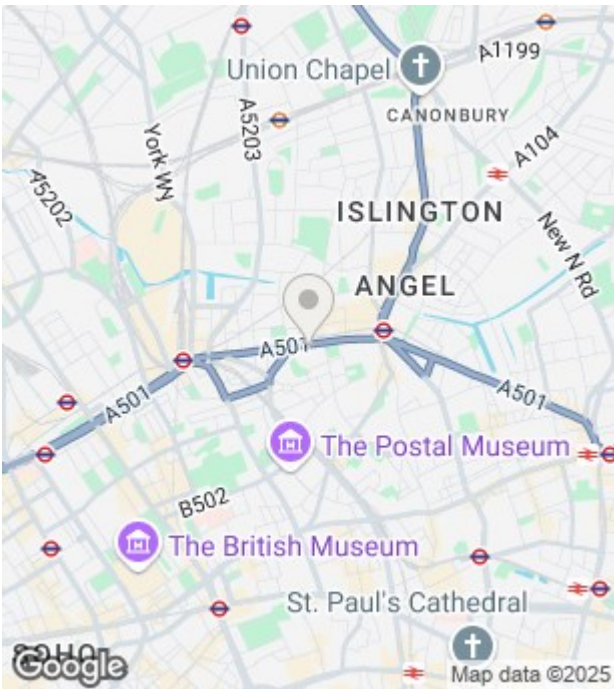
This apartment is perfect for individuals or couples seeking a stylish urban living experience in one of London's most sought-after neighborhoods.

- Stylishly designed apartment
- Versatile mezzanine area
- Spacious apartment
- 13 minutes walk to Kings cross
- Natural light throughout
- Lift access to all floors
- 7 Minutes walk to Angel Station
- Located in a vibrant area filled with trendy bars, charming cafés, diverse restaurants, and boutique shop





This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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