

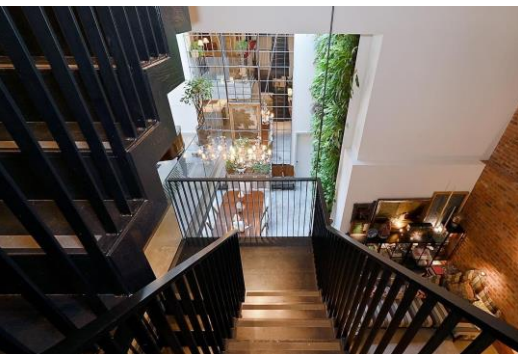


Leo Yard

London, EC1V

£40,000 per month
(£9,230.77 per week)

SHORT LET An immaculately presented, award-winning house on a private road in the heart of Clerkenwell. Featuring housekeepers quarters with private entrance, 2 roof terraces, 3 bedrooms, 3 bathrooms with 2 additional spare rooms



Leo Yard

London, EC1V

- 3 - 5 Bedroom House
- 3 Bathrooms
- Immaculate Finish
- Two Roof Terraces
- Private Road
- Situated in The Heart of Clerkenwell



The property, which is presented furnished with an exquisite eye for design consists of an inviting reception area, an expansive free flowing space with lounge area with fireplace, dining space with living wall and a top of the range kitchen equipped with Gaggenau appliances.

Centred around a one of kind staircase the property benefits from a large master bedroom with en-suite bathroom followed by two equally generous bedrooms making use of a family bathroom and additional steam-shower room. Perfect for entertaining the property boasts a small terrace perfect for a morning coffee and a large roof terrace equipped with a fully functioning kitchen area, WC and

Minimum Term: 2 months
Deposit Required: £55,384.62
Local Authority:
Council Tax Band:
EPC Rating: D
Furnished

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	64	69
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Additional tenant charges apply (fees apply to non-AST tenancies only)
 Tenancy Agreement Fee: £300
 References per Tenant/Guarantor: £60
 Inventory check (approx. £100 – £250 inc. VAT)
 chestertons.co.uk/property-to-rent/applicable-fees

