



## Redman House, 38 Portpool Lane, London, EC1N 7UB

Available on the 20th August 2024

Carter Reeves is proud to present this amazing 3 bedroom flat with a large kitchen located in a prime residential block on Portpool Lane. This property is perfect for students at LSE, Viewings Highly Recommended.

This property comes fully furnished, all three rooms are double rooms. The large modern kitchen offers space for communal seating. It comes with all modern appliances and has wooden flooring throughout.

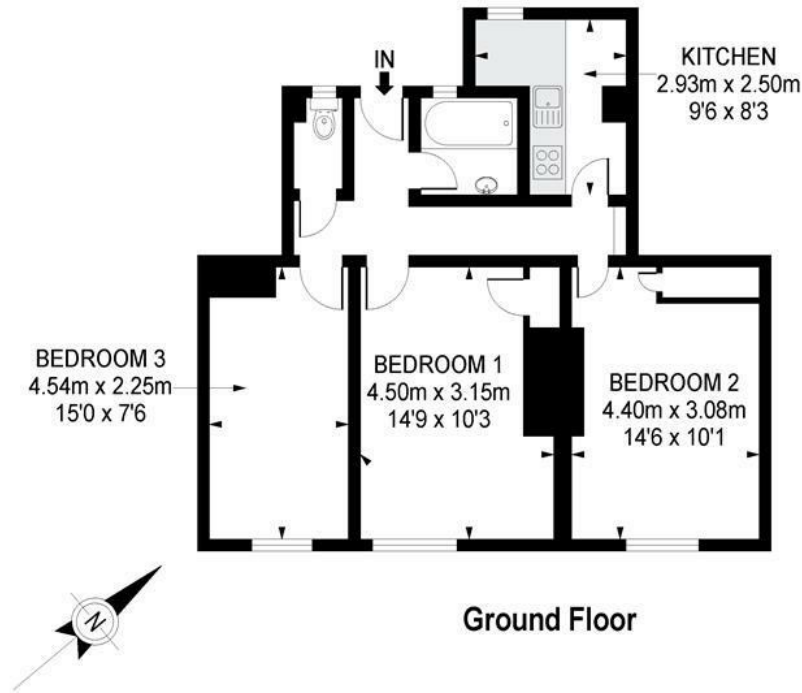
The current lounge has been converted as the third bedroom but also can be reverted back. Finally, the property has a balcony view. We will have professional pictures and floor plans made available in a week.

The property is located within a few minutes' walks of Chancery Lane tube station, also close to local amenities, shops, restaurants and bars. The property is only a very short walk away LSE University which is 15- 20 min walk. Please call our lettings team to register interests for viewings, this property will be suitable for Students or working professionals.

- 3 Large Equal Size Double Bedrooms
- Recently refurbished
- Walking distance to LSE
- Prime Residential Estate

**£3,600 Per month**

# Redman House



APPROX GROSS INTERNAL FLOOR AREA 634.77 SQ FT - 58.97 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximates and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan

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

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

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**IMPORTANT NOTICE**  
Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.