

# CityZEN

PROPERTY GROUP

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**Yardley Street, London, WC1X 0EX**  
**£440 Per Week**

## Yardley Street, London, WC1X 0EX

A bright and spacious 1 bedroom garden flat for rent within this very sought after location.

Conveniently situated within minutes of the many restaurants and bars of Exmouth Market and a short walk to The City.

The property has just been redecorated and benefits from a large open plan reception room with fitted kitchen, double bedroom with separate walk in wardrobe and garden.

Located within easy access of Farringdon, Kings Cross and Angel stations.

Comes furnished.

PROPERTY AVAILABLE FROM 26.09.2024

- 1 Bedroom apartment
- Comes furnished
- Walk to various stations
- Available from 26.09.2024
- Garden flat
- Near Exmouth Market
- Host of restaurants & bars





RECEPTION ROOM



BEDROOM



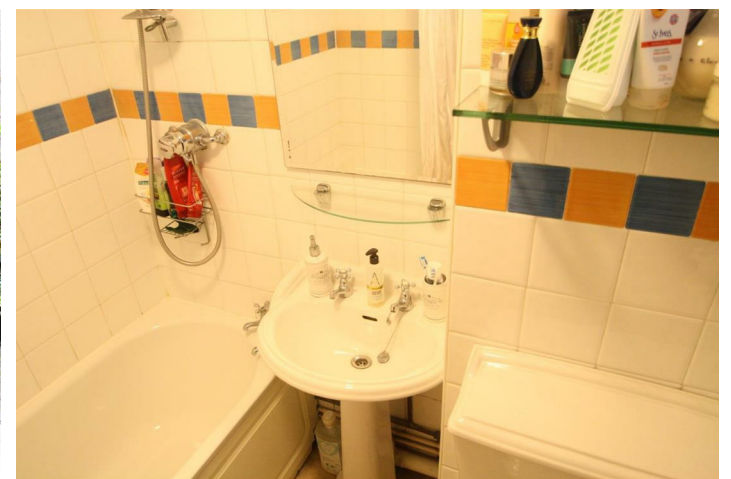
FRONT OF BLOCK



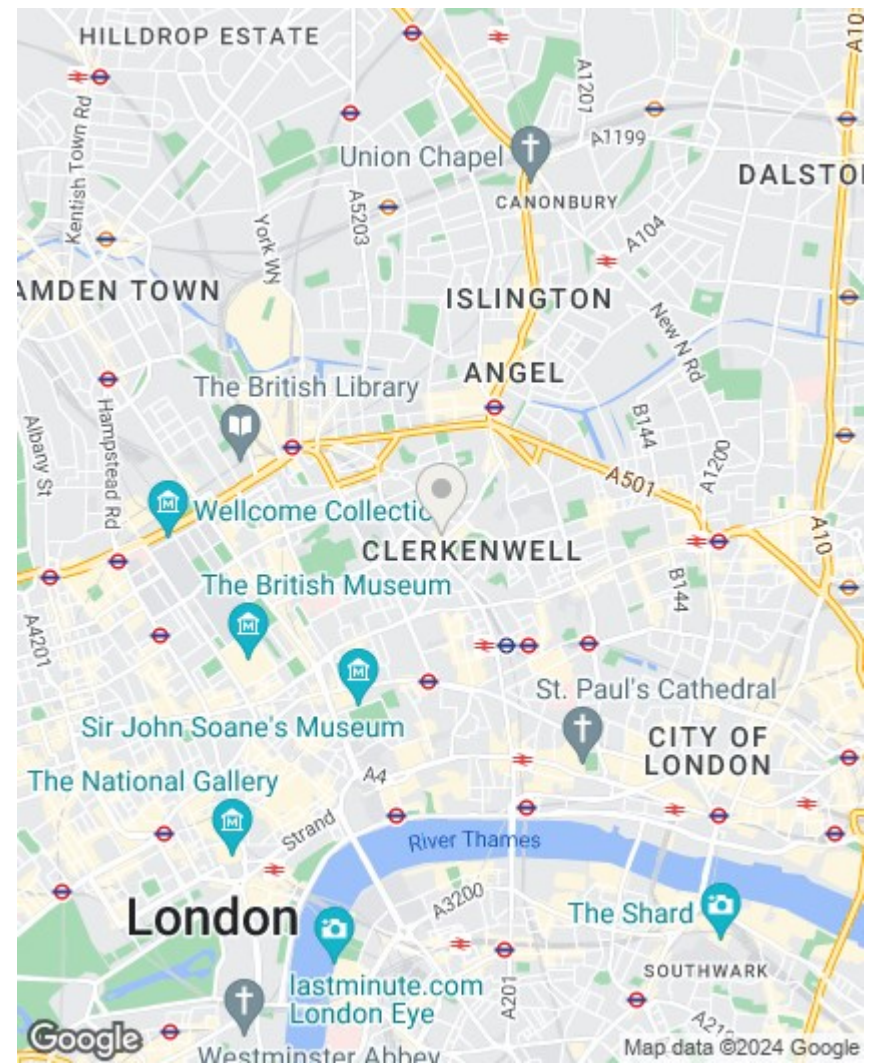
KITCHEN



GARDEN



BATHROOM



**Reference fee - £120 per tenant. 1<sup>st</sup> Guarantor - £60 per tenants guarantor. Each guarantor thereafter - £60 per tenants guarantor. Property Admin Charge - £300 per property (All inclusive of VAT)**

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

