



**WHARTON STREET LONDON WC1X**  
*£1,300 PER WEEK AVAILABLE 01/10/2024*

**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

**Wharton Street London WC1X**

**£1,300 Per Week  
Unfurnished**

 **4 Bedrooms**  
 **2 Bathrooms**  
 **2 Receptions**

## Features

- Four Bedrooms, - Two Bathrooms, - Additional WC, - Utility Room, - Double Reception, - Modern Kitchen, - Character Features, - Private Garden, - Refurbished Throughout, - Council Tax - Band G

## Council Tax

Council Tax Band G

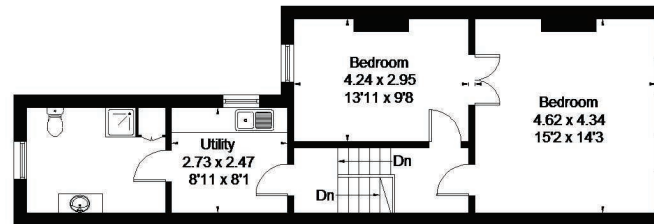
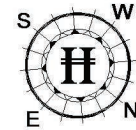
## Hamptons

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0207 359 5675  
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www.hamptons.co.uk

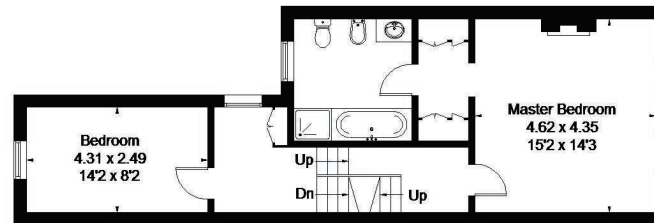
## The Property

A newly refurbished house offering high quality and contemporary fixtures and fittings throughout whilst retaining some original features. The house has been stylishly designed and comprises; Four bedrooms, the master of which boasts walk through wardrobe and en-suite bathroom, an additional family bathroom, separate utility room with washing and drying facilities, double reception room, modern and fully integrated kitchen with AEG appliances leading out to the spacious private garden. The high ceilings with cornicing, the sash windows and the original doors have been kept in place to ensure the property still maintains its character features. Wharton Street is a short walk to Kings Cross and Farringdon but is a quiet residential street where the houses have been maintained and the road leads onto to some of the most prestigious streets in the area.





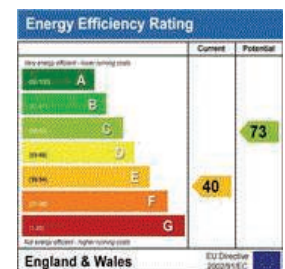
Second Floor



First Floor

Approximate Area  
 Ground Floor = 57.2 sq m / 616 sq ft  
 First Floor = 56.1 sq m / 604 sq ft  
 Second Floor = 55.8 sq m / 601 sq ft  
 Total = 169.1 sq m / 1821 sq ft  
 Including Limited Use Area  
 (1.6 sq m / 17 sq ft)

Surveyed and drawn in accordance  
 with the International Property  
 Measurement Standards  
 (IPMS 2: Residential)  
 fourwalls-group.com 241282



**For Clarification**

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

