



ST. JOHN STREET LONDON EC1V
£650 PER WEEK AVAILABLE 31/10/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

St. John Street London EC1V

**£650 Per Week
Furnished**

 **2 Bedrooms**
 **2 Bathrooms**
 **1 Reception**

Features

- Two Double Bedrooms, - Two Bathrooms,
- Open Plan Dining/Kitchen, - Spacious
Reception Room, - Communal Roof
Terrace, - Communal Gym and Laundry
Facilities, - Secure Development, - Lift
Access, - One Parking Space, - Council Tax
- Band D

Council Tax

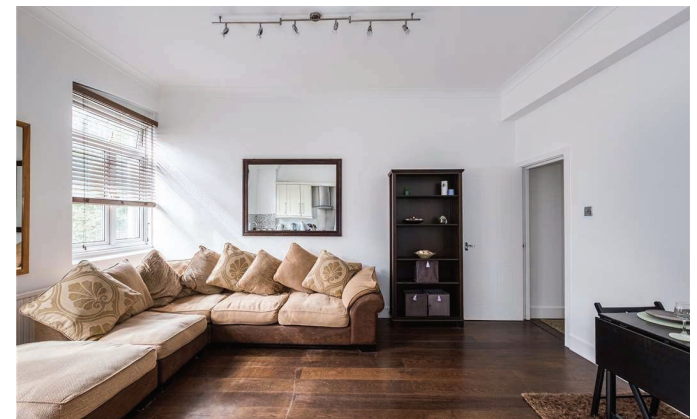
Council Tax Band D

Hamptons

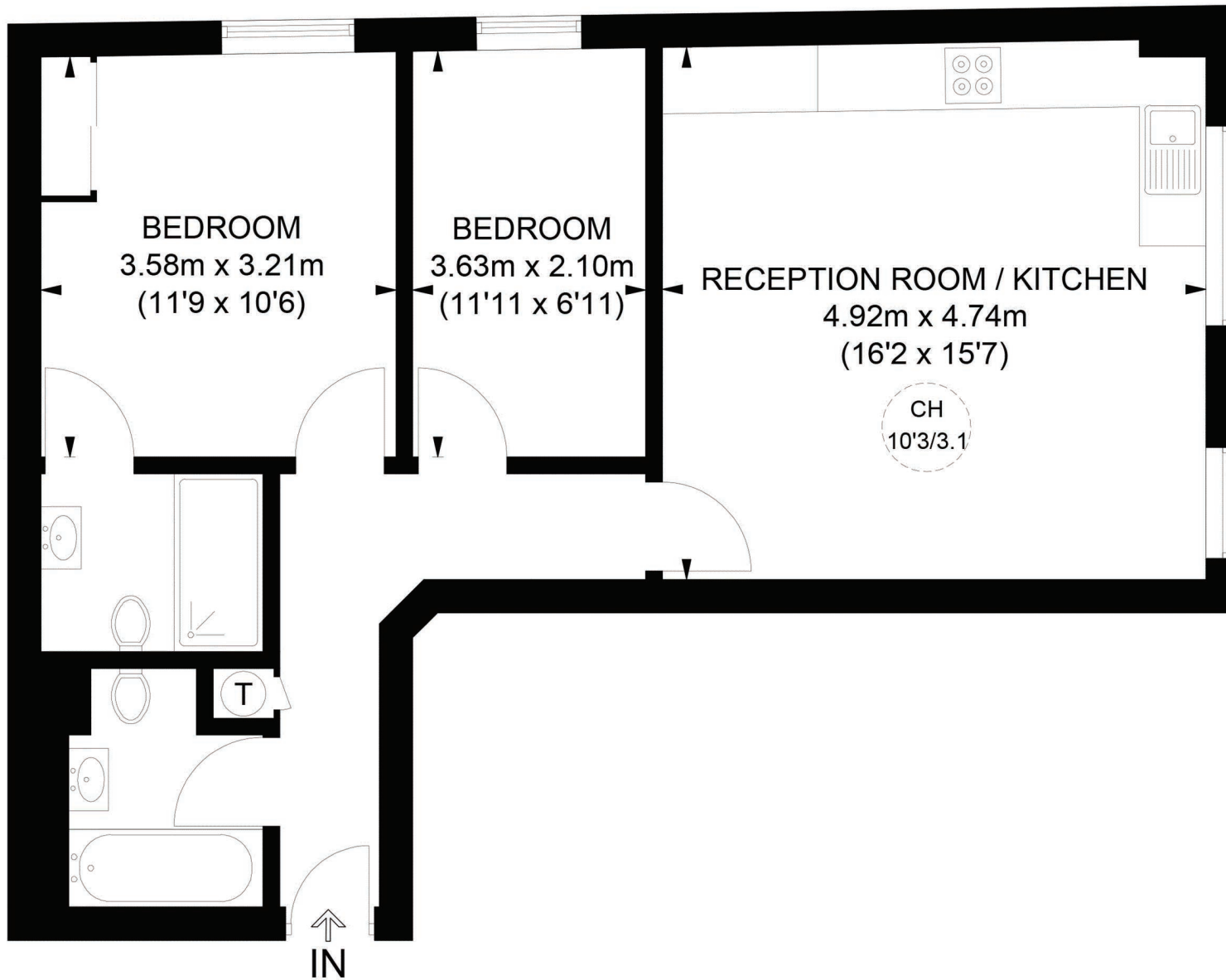
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The Property

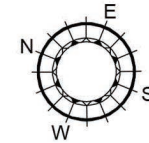
Well located and situated on the top floor of a secure development is this freshly decorated apartment just a short walk to Exmouth Market, Smithfield Market and The City. The property comprises; two double bedrooms, two bathrooms, spacious reception room and open plan dining/kitchen with integrated appliances. A parking space with storage is available by separate negotiation. College Heights is a period conversion that is around 100 years old. The development boasts lift access, large communal roof terrace and communal gym and laundry facilities.



COLLEGE HEIGHTS



THIRD FLOOR



APPROXIMATE GROSS INTERNAL AREA
633 SQ. FT. (58.8 SQ. M.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Countrywide / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out on the property (12070001)

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.

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		79
55-68	D		
39-54	E	57	
22-38	F		
1-21	G		

EU Directive 2002/91/EC
England & Wales

