



PCM

£4,000 PCM

Goswell Road

London, EC1V 8DD

4 bedroom apartment with open plan reception located on the 3rd floor of a purpose built block located just seconds from Kings Square.

The property features a modern fitted open-plan kitchen to reception room, 4 double bedrooms- 1 of which has access to private balcony. There is a family bathroom and separate W/C.

Close to a number of transport links with Angle, Barbican, Old Street and Farringdon all close by.

Available end of July

Council Tax: Band C

5 weeks deposit: £4615

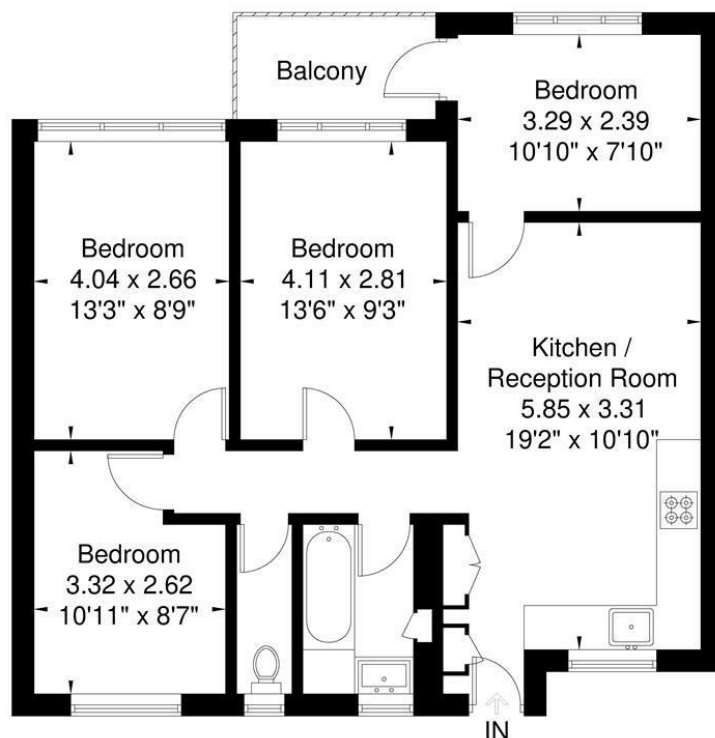
12 month contract - break clause subject to offer





President House King Square EC1V 8DD

Approx. Gross Internal Area = 71.2 sq m / 766 sq ft



Fourth Floor

Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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