

# PARKER JAMES ESTATES

Established since 1995



## Montague Street London WC1B 5BH

- Available immediately
- Second floor
- Prime Bloomsbury address
- Front facing reception room
- Bars and restaurants nearby
- Part-furnished
- Well maintained building
- Two double bedrooms
- Russell Square station walking distance
- Bloomsbury Square Garden minutes away

£2,850 Per Month

# Montague Street

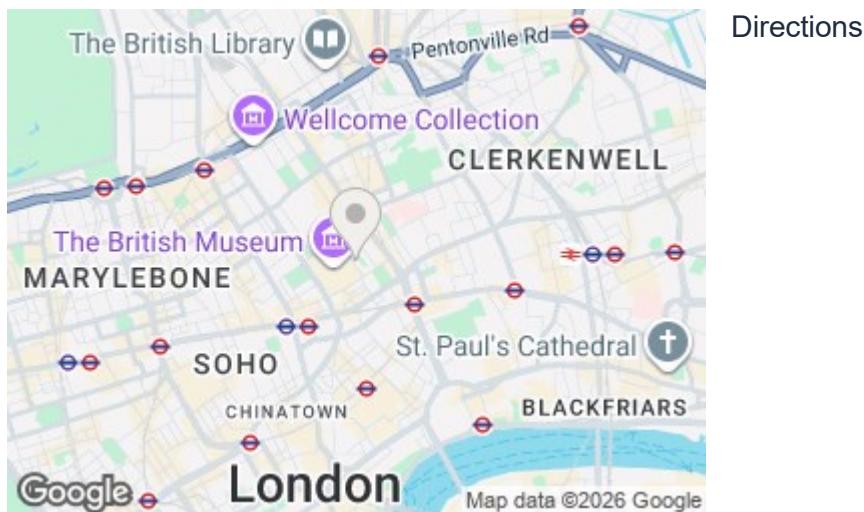
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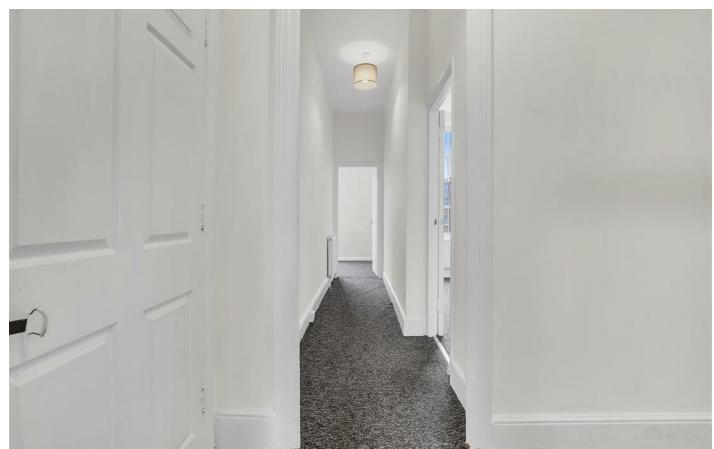


Available immediately on an unfurnished basis is this well presented second floor Regency conversion flat just off Russell Square in Bloomsbury.

The 65 sqm property briefly comprises an entrance hall, front facing reception room with ample space for dining, fully fitted kitchen with integrated appliances, two double bedrooms overlooking the privately owned and impeccably kept Montague Street Garden and a fully tiled bathroom.

Montague Street is just a few minutes walk from Russell Square (Piccadilly line) and Holborn (Central) stations, an excellent range of shops on High Holborn including a Sainsbury's where it meets the Kingsway, many bars and restaurants whilst pleasant open space can be enjoyed moments away in Russell Square.





## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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