



## 9 ST CLEMENTS STREET LONDON, N7 8BQ

£1,700 PER MONTH

Star Estates are pleased to offer this delightful One Bedroom Top Floor Flat.

This One bedroom Top floor apartment arrives onto the market in good order providing ample living accommodation.

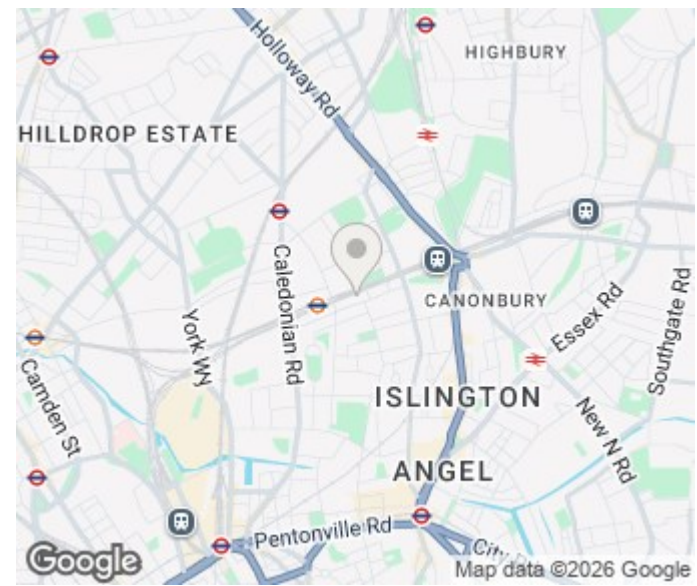
Located on a quiet street close to Angel Station, this newly refurbished flat benefits from Gas Central heating, Wooden Flooring, and Double Glazed Windows.

This property must be seen to be appreciated, conveniently situated near local shops off St Clements street, together with buses and easy access to Angel Station.

Please contact the lettings team at Star Estates and Lettings to arrange an appointment to view 020 8365 8877 - [info@starestates.com](mailto:info@starestates.com)



Star Estates & Lettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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