






SWINTON STREET LONDON WC1X
£825 PER WEEK AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Swinton Street London WC1X

£825 Per Week
Unfurnished

-  2 Bedrooms
-  2 Bathrooms
-  1 Reception

Features

- Two Double Bedrooms, - Two Bathrooms (One En-Suite), - Modern Kitchen, - Large Open Plan Reception, - Lateral Apartment, - Private Patio, - High Ceilings, - Natural Light, - Wooden Floors, - Council Tax - Band G

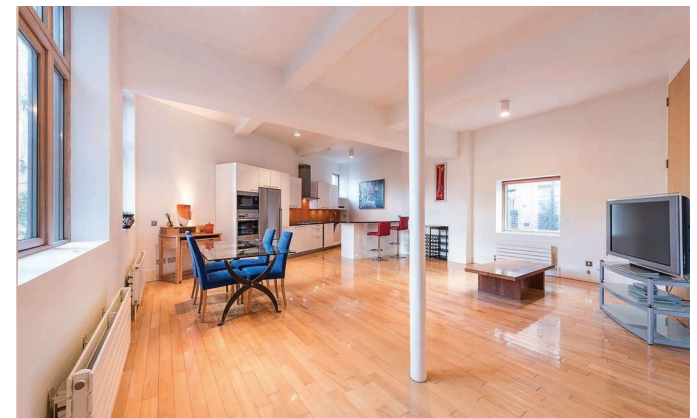
Council Tax

Council Tax Band G

Hamptons
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The Property

Hamptons are delighted to present this spacious two double bedroom lateral apartment, ideally located just minutes from King's Cross station. Boasting tall ceilings and an abundance of natural light throughout, the property offers well-balanced accommodation including a generous open-plan reception area with a modern kitchen, two bathrooms (one en suite), fitted storage, and attractive wooden flooring. The apartment is offered unfurnished and further benefits from access to a private patio. Set within a charming converted coach house, the property is moments from St Pancras International with excellent transport links right on your doorstep and benefiting from the amenities, bars and restaurants of Coal Drops Yard.



SWINTON STREET



APPROXIMATE GROSS INTERNAL AREA
1085 SQ. FT. (100.8 SQ. M.)

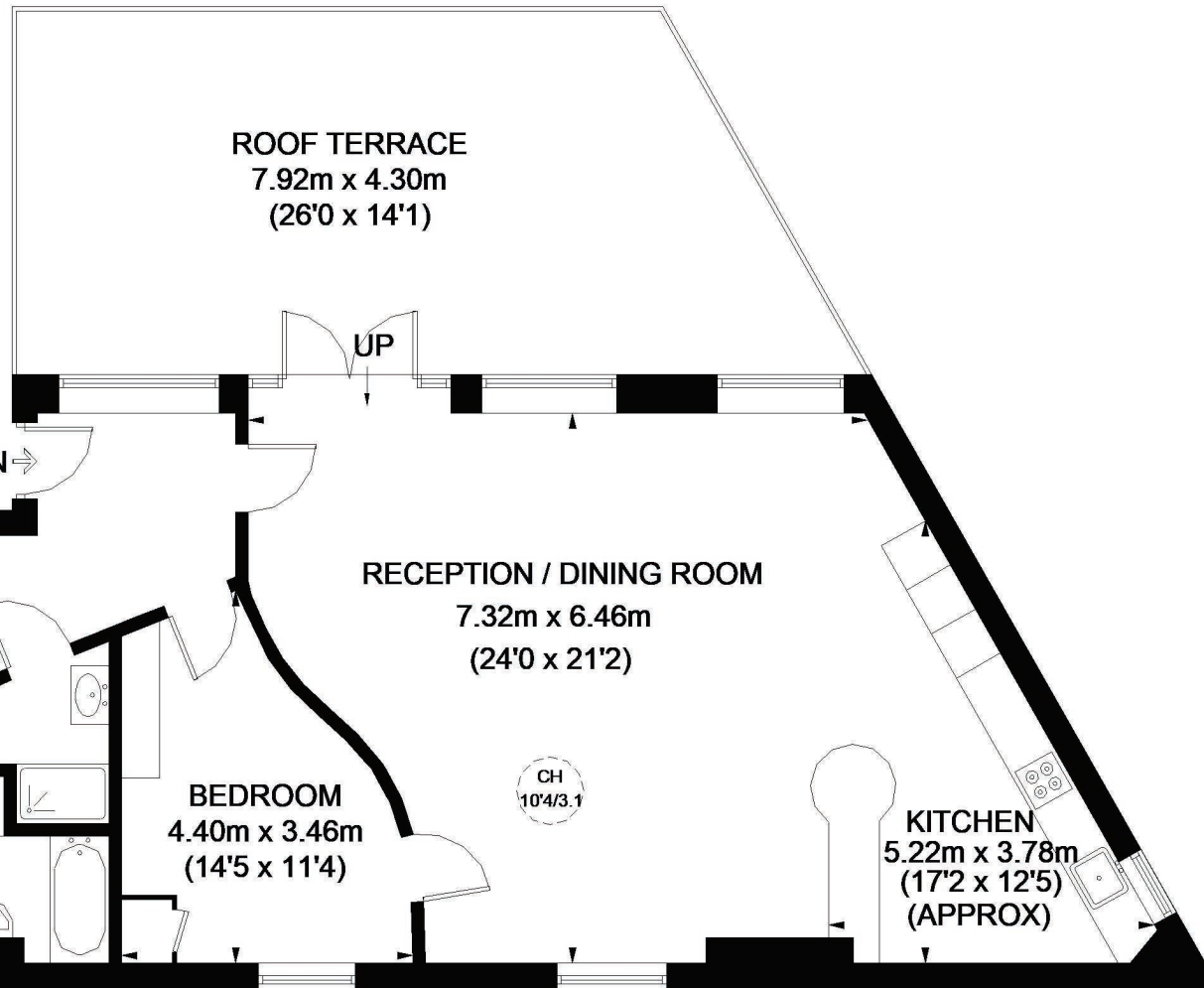


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID224658)

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E	58	
45-48	F		
1-44	G		72

EU Directive 2002/91/EC

FIRST FLOOR



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.

