



## Flat 34, Redman House Portpool Lane, Holborn, London, EC1N 7UB

Carter Reeves is proud to present this amazing 3 bedroom flat with a large kitchen located in a prime residential block on Portpool Lane. This property is perfect for students at LSE, Viewings Highly Recommended.

This property comes fully furnished, all three rooms are double rooms. The large modern kitchen offers space for communal seating. It comes with all modern appliances and has wooden flooring throughout.

The current lounge has been converted as the third bedroom but also can be reverted back. Finally, the property has a balcony view. We will have professional pictures and floor plans made available in a week.

The property is located within a few minutes' walks of Chancery Lane tube station, also close to local amenities, shops, restaurants and bars. The property is only a very short walk away LSE University which is 15- 20 min walk. Please call our lettings team to register interests for viewings, this property will be suitable for Students or working professionals.

**£3,500 Per month**

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**IMPORTANT NOTICE**  
 Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.