



Flat 15, St. Helena House Margery Street, London, WC1X 0HU

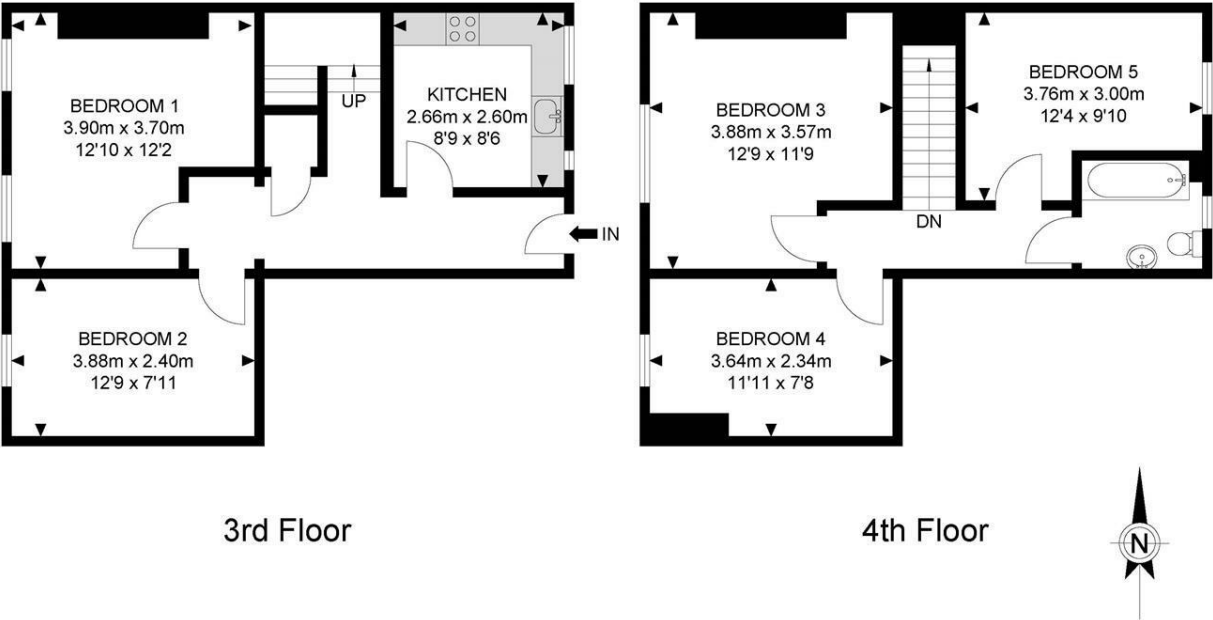
Carter & Reeves is proud to present this amazing 4 bedroom flat with a separate lounge and large kitchen located in a prime residential block mins walk Kings Cross, & Angel. This property is perfect for students at LSE, UCL, Available on the 1st August Viewings Highly Recommended. Awaiting professional photography. Register for viewings now.

It comprises four bedrooms and a reception, two-bathroom maisonette with a converted lounge that has the option of being a large 5th bedroom. Appointed on Lloyd Baker Street which is just off Kings Cross Road, this home is superbly located in the most sought after location in the heart of the City. The stunning property further benefits from brand new décor throughout: laminated flooring, a kitchen which will bring out the inner chef in you, a bright bathroom, shower room and access to patio front garden - with all rooms having broad windows which allows abundance of sunlight to pour in. Fine premises which provides plenty of space for you and your family. Life is easy in this home. Ideal for families or students of UCL, LSE, University of Westminster or anyone whom wishes to experience the life of an inner city living British citizen. A perfect house for four or five students sharing for the academic year.

£4,200 Per month

- 4 Double Rooms + 1 Single
- One Bathroom
- Second Floor and Lots of Natural Lighting
- Ideal for Student's at the Local Universities
- Variety of Transportation Links
- Variety of Local Amenities
- Fully Furnished Property
- Lift Access
- Large Residential Communal Garden
- Variety of Storage Compartment's

Helenas House



APPROX. GROSS INTERNAL FLOOR AREA 871.44 SQ FT / 80.96 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximates and no responsibility is taken for any error, omission or mis-statement. this plan is for illustrative purposes only and should be used as such by any prospective purchaser. the service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.