



Crystal Wharf

36 Graham Street, N1

£725 per week
(£3,141.67 pcm)

Impressive, bright spacious (c960sqft) apartment in a prestigious canal side development just minutes from Angel and Regents Canal plus excellent links to get into The City with a 24 hour concierge.



Crystal Wharf

36 Graham Street, N1

- Two Double Bedrooms
- Two Bathrooms
- Canal Views
- Superb Location



Impressive, bright spacious (c960sqft) apartment in a prestigious canal side development just minutes from Angel and Regents Canal plus excellent links to get into The City with a 24 hour concierge.

The property is comprised of a large and bright reception room with floor to ceiling windows overlooking Regents canal, separate fully fitted kitchen, two double bedrooms, two bathrooms (one en-suite) with wood floors and dual aspect windows. The property further benefits from wooden floors and 24 hr concierge.

A parking space may be included by separate negotiation.

Tenure: To be advised
Part Furnished

Additional tenant charges apply (fees apply to non-AST tenancies only)
Tenancy Agreement Fee: £300
References per Tenant/Guarantor: £60
Inventory check (approx. £100 – £250 inc. VAT)
[chestertons.com/property-to-rent/applicable-fees](https://www.chestertons.com/property-to-rent/applicable-fees)

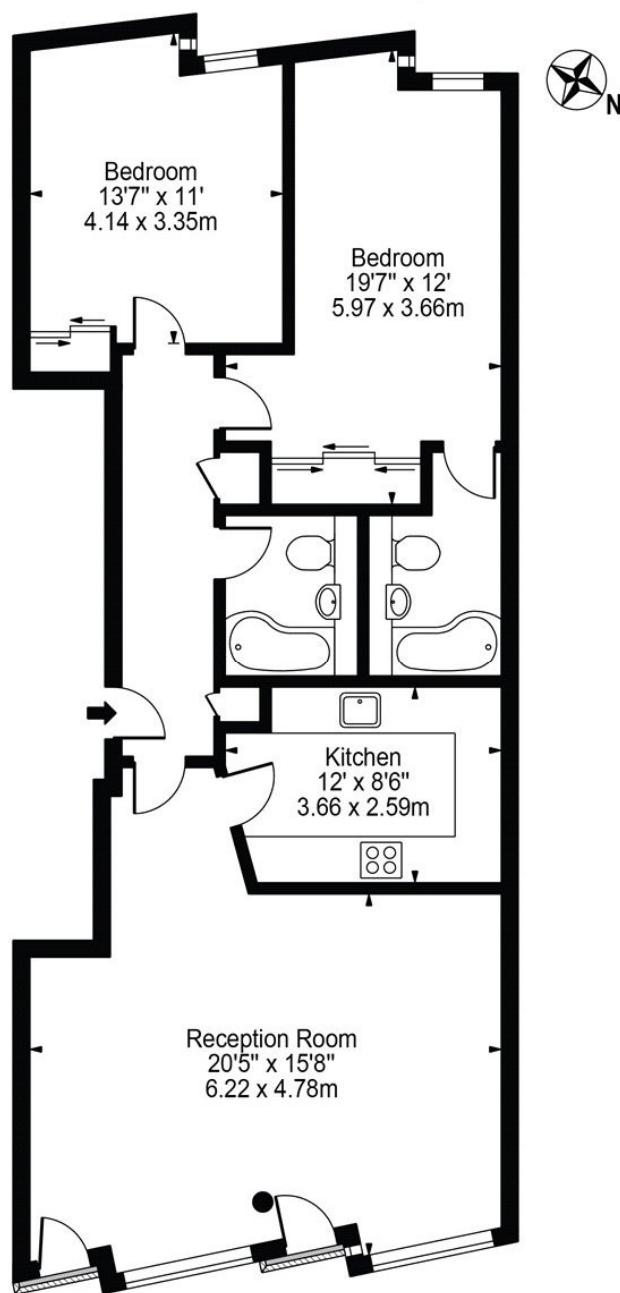
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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Approx. Gross Internal Area 959 Sq Ft - 89.09 Sq M



First Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.