



## 228, Levita House Chalton Street, London, NW1 1HN

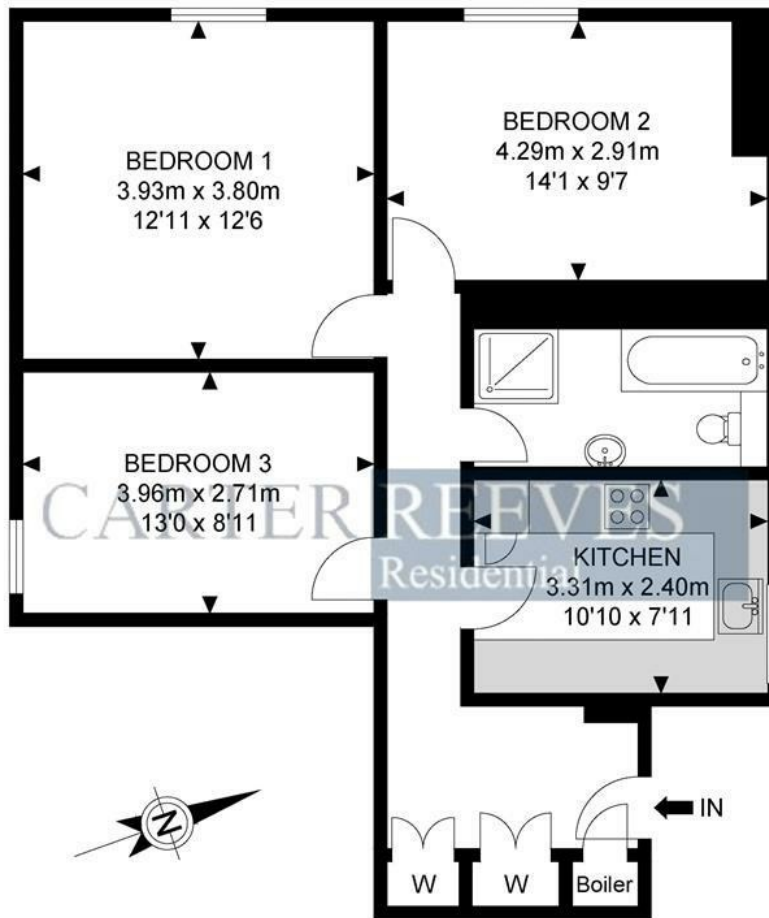
Carter Reeves are proud to present this 3 bedroom flat located in a prime residential block. Located mins walk to Kings Cross & St Pancras. This property is ideal for students studying at LSE or UCL. Available from the 23rd July Professional Photography Coming Soon. Immediate Viewings Available now.

This property boasts 3 double bedrooms which are all equal sizes, comes fully furnished with modern furniture comes with a modern kitchen and appliances. Offers a light and airy feel, comes with wooden flooring throughout and has, ample amount of storage This property is set up in a rather homelike style. Ideal for students at UCL

The property is located within a few minutes' walks from Kings Cross tube station, also close to local amenities, shops, restaurants, and bars. The property is only a very short walk away from UCL University which is 5-10 min walk. This property is well sought after and will be available in July, we are awaiting professional pictures. Please email via Zoopla & Rightmove to register interests for viewings, this property will be suitable for Students or working professionals.

£3,750 Per month

# Levita House



## Ground Floor

APPROX. GROSS INTERNAL FLOOR AREA 716.87 SQ FT / 66.60 SQM

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) <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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

### CONTACT

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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.