



### Directions

### Viewings

Viewings by arrangement only. Call 02087436444 to make an appointment.

### EPC Rating

C

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>	74	74
(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		
England & Wales <small>EU Directive 2002/91/EC</small>		



21 Wheeler Gardens, Islington, London, N1 0UN

£3,200 PCM

# 21 Wheeler Gardens, London N1 0UN

This wonderfully presented two double bedroom maisonette flat is just off Copenhagen Street. The property is tastefully presented throughout and boasts wooden floors, two double bedrooms, modern bathroom, fully fitted kitchen and reception room. The property can be used as a three bedroom if required. Wheeler Gardens is only moments to Kings Cross station and Angel Tube and is within all the amenities of Euston Road. This property is a must see.

Permitted Payments / Tenant Fees

- A holding deposit (up to 1 week's rent)
- A tenancy deposit of 5 weeks' rent
- A payment of up to £41.66 + VAT (£50 inc VAT) to alter the tenancy agreement, when requested by a tenant, or reasonable costs incurred if higher
- Interest at a rate of 3% above the Bank of England's base rate, for late payment of rent (which is more than 14 days overdue)
- A payment of £83.33 + VAT (£100 inc VAT) for the replacement of a lost key or security device
- Payments associated with early termination of the tenancy when requested by the tenant

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Council Tax Band: C

