



## 1, Sandfield Cromer Street, London, WC1H 8DU

Carter Reeves is proud to present this new 4 bedroom flat to market with mins walk to St Pancras and Russell Square. Ideal for students at LSE or UCL, located in a prime residential block on Cromer Street and available from now. Video Available.

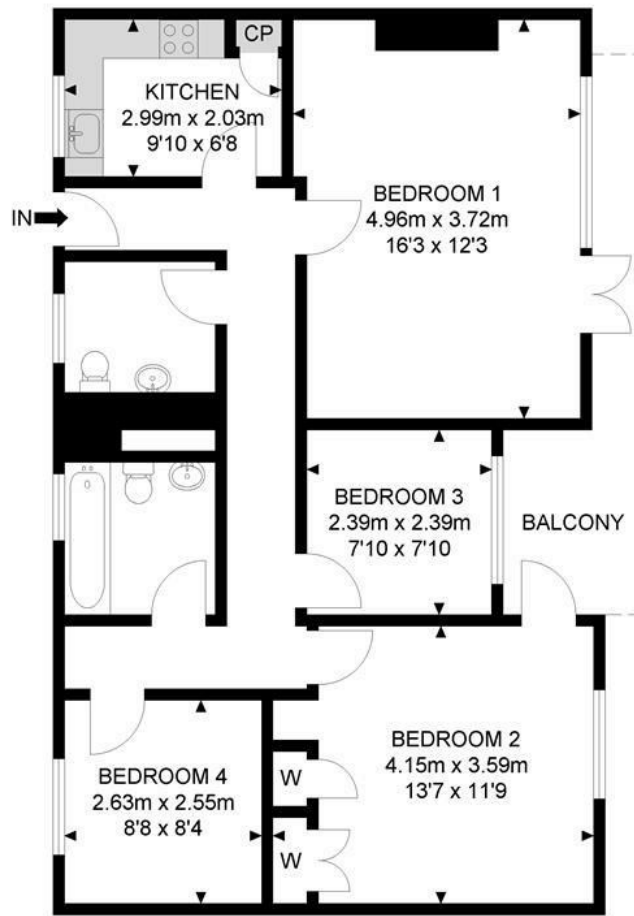
The is located on the first floor within this prime secure residential block. It boasts 4 rooms which are all furnished, The rooms are all good sizes and offer an airy and light feel. The decor of the property is in a good condition but will get a minor touch up before new occupancy of tenants. The property comes with a separate bathroom and WC and additional WC. The property offers a balcony and comes with tiled flooring throughout.

The property is only a very short walk away from Coram's Field Park. The bus links are also very good taking you throughout London. Six underground lines pass through the station (Circle, Piccadilly, Hammersmith & City, Northern, Metropolitan and Victoria lines) and National Rail enabling each corner of London to be accessed within minutes.

- 2 Large Double Bedrooms
- 2 Smaller Double Bedrooms
- Tiled Flooring throughout
- Modern Kitchen
- Modern Bathroom
- Two Toilets
- Walking Distance to St Pancras
- Ideals for Students at UCL & LSE
- Call for viewings.

£4,200 Per month

# Sandfield, Cromer Street



## Ground Floor

APPROX. GROSS INTERNAL FLOOR AREA 795.45 SQ FT / 73.90 SQM  
 APPROX. GROSS EXTERNAL FLOOR AREA 82.88 SQ FT / 7.70 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 approximate 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		

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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.