

## Nigel House, Portpool Lane, Holborn, Chancery Lane, Bloomsbury, EC1N 7UR


Carter & Reeves is proud to present this amazing 4 bedroom flat with a decent sized kitchen located in a prime residential block on Portpool Lane. This property is perfect for students at universities local to the area & local working professionals.


This Portpool Lane property comes fully furnished with four double rooms. A large modern kitchen which also fitted with modern appliances. The property has modern wooden flooring and is situated on the top floor.

The current lounge has been converted to a fourth bedroom however, can be reverted back.

The property is located within a few minutes' walks of Chancery Lane Tube, Farringdon Tube & Farringdon Thameslink. The property is situated close to local amenities. shops, restaurants and bars. Please call our lettings team to register interest for viewings. This property is suitable for students & working professionals.

**£4,600 Per month**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<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.