



NEW PROPERTY TO CARTER REEVES
PROFESSIONAL PHOTOGRAPHY
& FLOORPLANS COMING SOON.
PERFECT FOR LSE OR UCL STUDENTS.

REGISTER YOUR
INTEREST NOW FOR VIEWINGS.

68 Flaxman Court Flaxman Terrace, London, WC1H 9AP

Carter Reeves is proud to present this amazing two bedrooms no lounge flat of this sought-after WC1 mansion block in the heart of Bloomsbury. Ideal for two students at LSE or UCL. Available from the 1st of September. Professional Photography & Floorplans coming soon.

A beautifully refurbished one bedroom apartment, the lounge has been converted into a second bedroom.

Comprising a well-proportioned double bedroom, shower over bath with WC, large reception and separate, fully-fitted kitchen with gas cooker and washing machine. The apartment also benefits from high ceilings, wooden floors, and period features. Uniquely positioned so as to be incredibly well located yet off of the main thoroughfares, giving a lovely sense of peace and quiet.

This property is in a very favoured area and will go swiftly as it has great access to transport links such as a five minutes walking distance to Kings Cross St Pancras, Euston and Warren Street Stations.

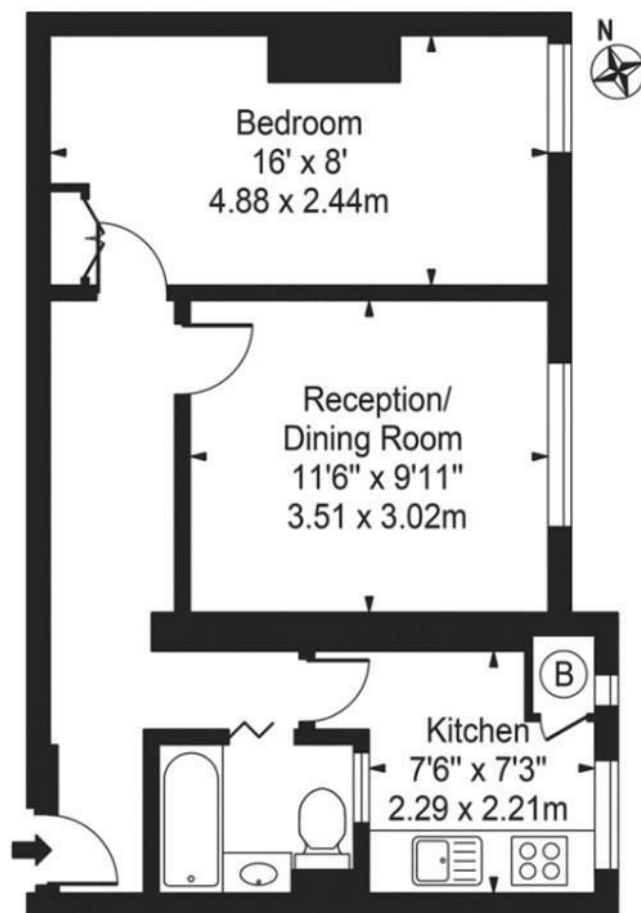
There are a variety of different amenities in the area such as bars, shops and cafes for the night crawlers and day critters.

- 2 Large Double Bedrooms
- Fully Fitted Kitchen
- Modern Bathroom
- Walking Distance to Kings Cross
- Perfect for Students

£2,100 Per month

Flaxman Court, WC1H

Approx. Gross Internal Area 465 Sq Ft - 43.20 Sq M



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.

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

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
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Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

CONTACT
298 Grays Inn Road
London
WC1X8DX
Email: lettings@carterreeves.co.uk
Phone: 0207 278 9444
www.carterreeves.co.uk

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.