



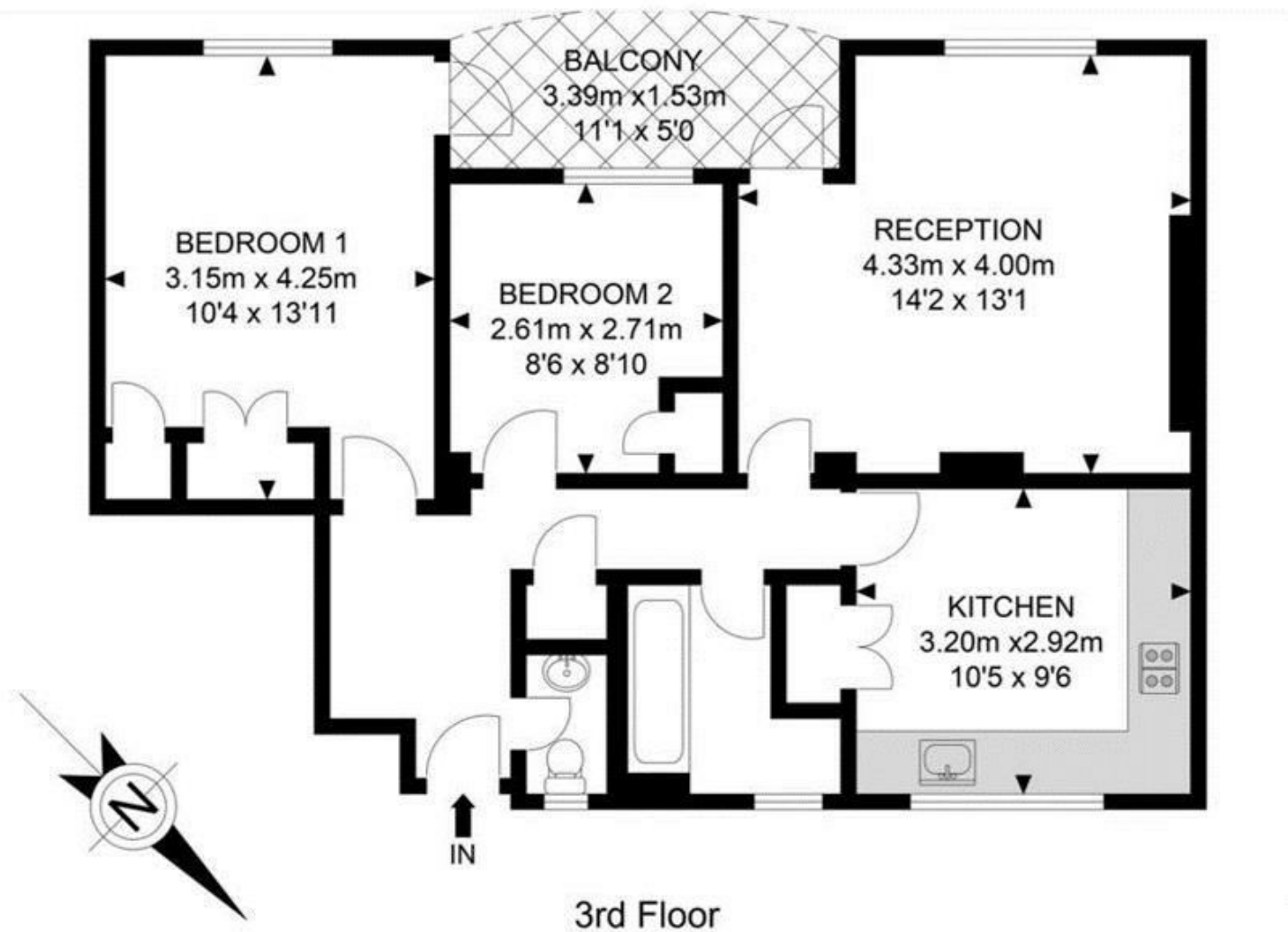
Flat 11, Gatesden Cromer Street, London, WC1H 8EA

Carter Reeves is proud to present another amazing property 2 bedroom flat with a living room within a prime residential block Gatesden Ideal for students who are at UCL & LSE, located in a prime residential block on Cromer Street, Available on the 1st August Viewings Highly Recommended.

This property is fully furnished to a high spec, Kitchen & Bathroom have been updated, nice wooden flooring throughout. The property is located within a few minutes' walk of Kings Cross tube station, also local amenities such as shops, restaurants and bars.

The property is only a very short walk away from Corams 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.

Asking price £525,000



Energy Efficiency Rating		Current	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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.