



## 15, whiteheather house Cromer Street, London, WC1H 8DN

Carter & Reeves is proud to present another amazing property 3 bedroom flat within a prime residential block Whiteheather Ideal for students who are at ucl & lse, located in a prime residential block on Cromer Street, Available on the 5th of July. 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.

Ideally located in the heart of King's Cross, this well-proportioned property offers comfortable and practical living accommodation, making it an excellent choice for students attending University College London (ucl) and the London School of Economics (lse), as well as professional sharers.

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.

**£3,400 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>		
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<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.