

Taylor Phelps are pleased to offer this modern one bedroom first floor apartment available to rent. This property benefits from an open plan kitchen, double glazing, gas heating and allocated parking to the rear. Furthermore the convenience of Theobalds train station which serves central London is close by.













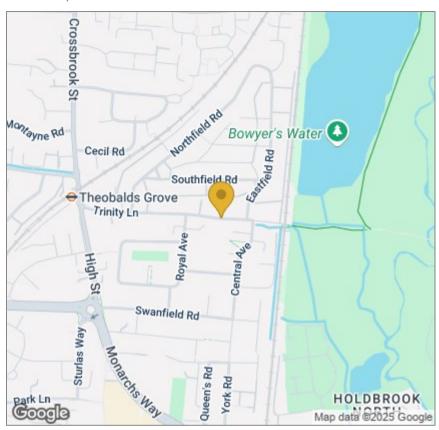




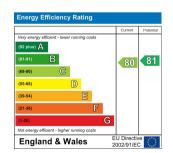
Floor Plan

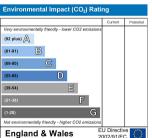
## FIRST FLOOR KITCHEN 9'3" x 6'7" LOUNGE/DINER 15'2" x 9'3" 4.62m x 2.81m 2.81m x 2.01m **BEDROOM** 11'9" x 9'3" **BATHROOM** HALLWAY 3.59m x 2.82m CUPBOARD

## Area Map



## **Energy Efficiency Graph**





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





