



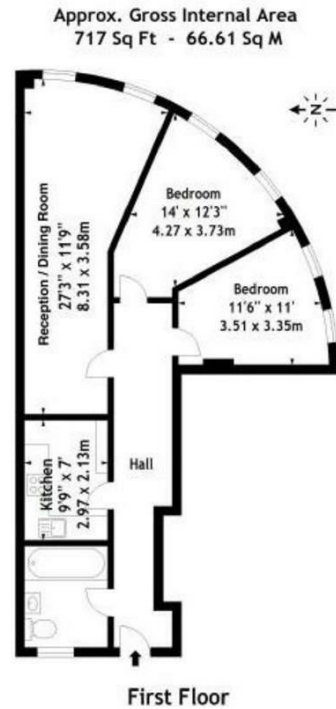
EUSTON ROAD NW1

£3,000 PER MONTH

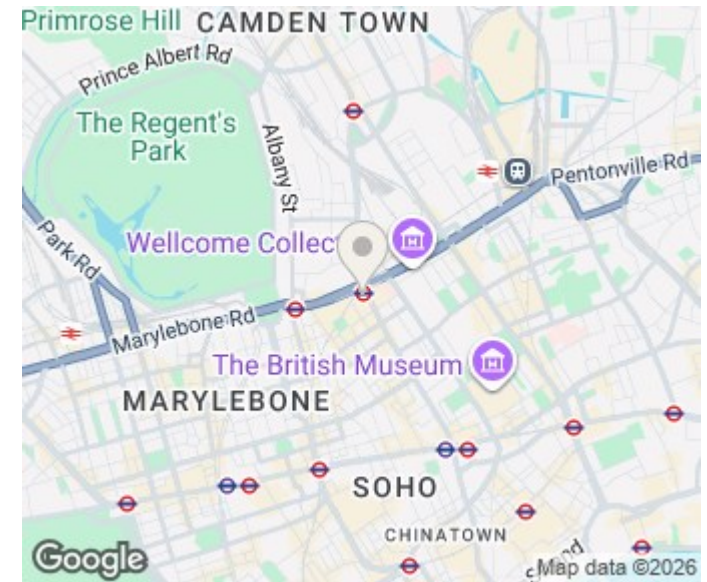
Newly refurbished apartment available immediately within an attractive mansion block in Fitzrovia benefitting from lift access and a large communal roof terrace. Comprising of a bright reception room with dark wood floors, fully fitted separate Kitchen with breakfast bar, two double bedrooms and fully tiled bathroom/WC.

With excellent transport links into the City via Warren Street a Euston Square Station, and well situated to take advantage of the local shops, restaurants and theatres off Euston Road, this would an ideal property for Professional couples or Students.
Additional charge of £35 pw gas charges

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Measured in accordance with BICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | 70 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

London
PMP International
94 Belsize Lane
Belsize Park
London
NW3 5BE

020 7701 2878
info@pmpi.co.uk
www.pmpi.co.uk

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