



**293-295 EUSTON ROAD  
NW1**

**£2,200 PER MONTH**

A well-presented studio apartment on the fifth floor within this art deco purpose built development which is located just seconds to Warren Street Underground Station. Offering wooden floors throughout and high ceilings, the property comprises spacious studio room, separate modern fitted kitchen, and family sized bathroom.

Ideally located close to local amenities, UCL, transport links provided by Warren Street, Euston Square and Portland Street underground stations as well as Euston mainline station.  
plus £18pw gas charge.

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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		
(39-54) E		
(21-38) F		
(1-20) G	1	1
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.

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