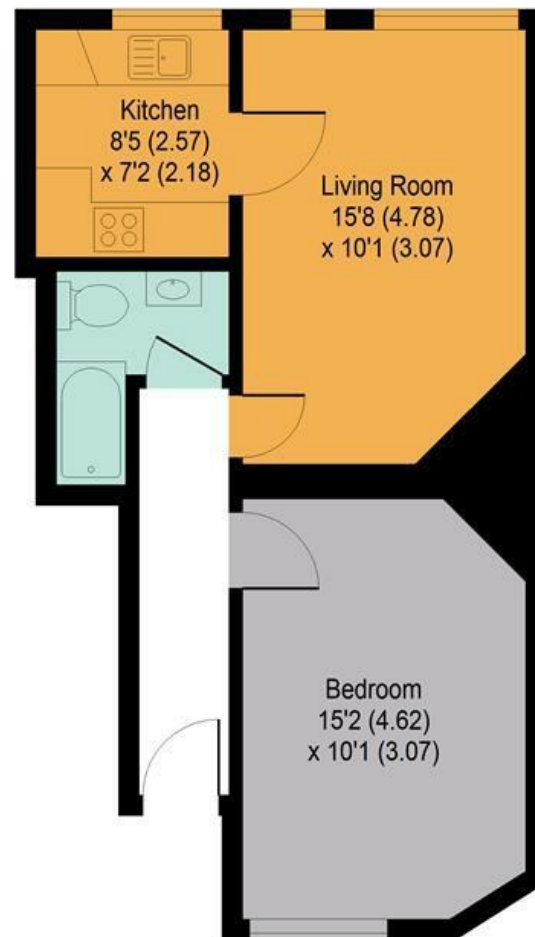




Knollys House, WC1H 9SA

APPROX. GROSS INTERNAL FLOOR AREA 488 SQ FT / 45.3 SQ M



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omissions or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specification no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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DAVIES & DAVIES ESTATE AGENTS

85 Stroud Green Road, Finsbury Park, London, N4 3EG

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www.daviesdavies.co.uk

39 TAVISTOCK PLACE

1 BEDROOM | 1 BATHROOM | FLAT



MATERIAL INFORMATION:

COUNCIL TAX BAND:

D
CAMDEN

DEPOSIT AMOUNT:

£2,711*

CONTRACT TERM

12 MONTHS

*DEPOSIT AMOUNT WILL BE THE EQUIVALENT TO 5 WEEKS RENT, IF THE RENT AMOUNT IS RENEGOTIATED THEN THE DEPOSIT WILL ADJUST ACCORDINGLY.

KEY FEATURES

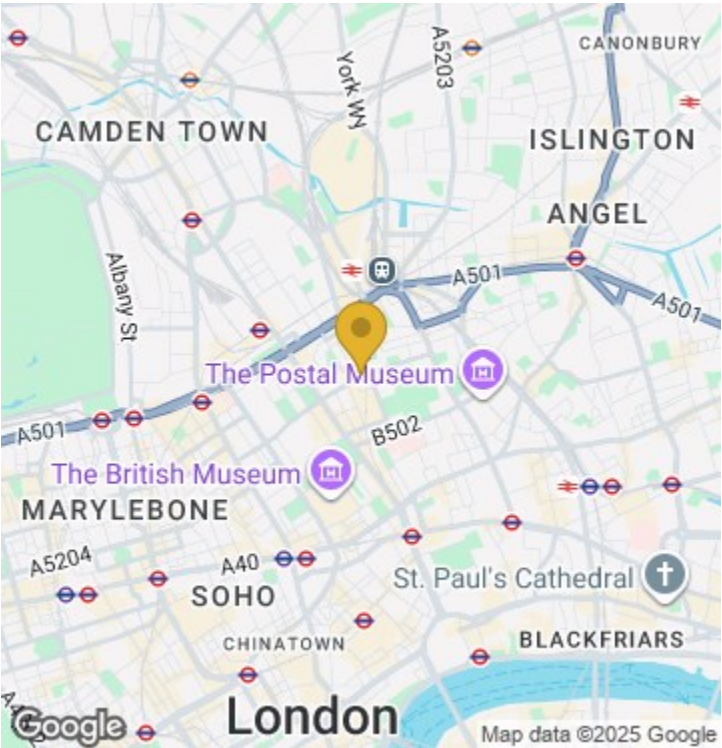
- 1 DOUBLE BEDROOM
- 3RD FLOOR APARTMENT
- UNFURNISHED
- AVAILABLE FROM 7TH OCTOBER
- EPC RATING C
- 0.2 MILES FROM RUSSELL SQUARE STATION

YOURS FOR
£2,350 PCM

Oak wooden floorboards and brilliant white matte walls greet you in the reception room, with natural light flooding in through original sash windows towards the front. Adjacent is the kitchen, boasting fitted jet-black metro tiles, a tall inbuilt pantry cupboard, and white cabinetry with light wooden worktops. You'll also find Victorian-style black-and-white patterned tiles adorning the kitchen floor, matching that of the bathroom. Here, you'll find a wall-mounted stainless steel heated towel rail, a mirrored wall cabinet, and a full-sized bathtub with overhead shower. The brilliant white matte walls and oak wooden floorboards found earlier, in the reception room, continue through the hallway and into the double bedroom; a uniquely shaped space featuring an industrial-effect pendant lighting fixture and a multi-pane window framed with a cloud grey blackout roller blind.

As for the local area, the world is your oyster. The immediate vicinity is graced with quiet, leafy squares including Coram's Fields and Regent Square Garden, and benefits from access to

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OUR WEBSITE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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		
(82 plus) A		87
(81-91) B		
(69-80) C		73
(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

- BEDROOMS: 1
- BATHROOMS: 1
- RECEPTIONS: 1

