



## 18 Acton Street

, London, WC1X 9ND

**£2,300 Per month**

Daniel Ford Estates are delighted to present a lovely spacious two bedroom flat on the first floor only moments away from Kings Cross and St. Pancras stations. The flat comprises of two bedrooms (a large double bedroom and single room), spacious living room, separate kitchen and fully tiled bathroom.

Local shops and amenities as well as Kings Cross and Angel stations are within walking distance. The property is available now on a furnished basis.

### Viewing

Please contact us on 020 3198 4517 if you wish to arrange a viewing appointment for this property or require further information.

- Close to Kings Cross/St Pancras station
- large double bedroom
- Large Reception area
- close to all shops and resutarants
- students



## Floor Plan

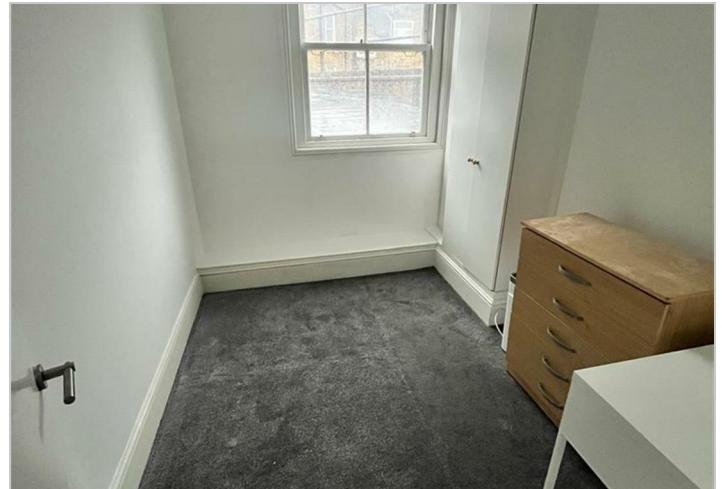


## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	



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.

68 Caledonian Road, London, N1 9DP

020 3198 4517

citymgt@dfint.com