



## 3 GWYNNE HOUSE LLOYD BAKER STREET LONDON, WC1X 9BG

£1,150

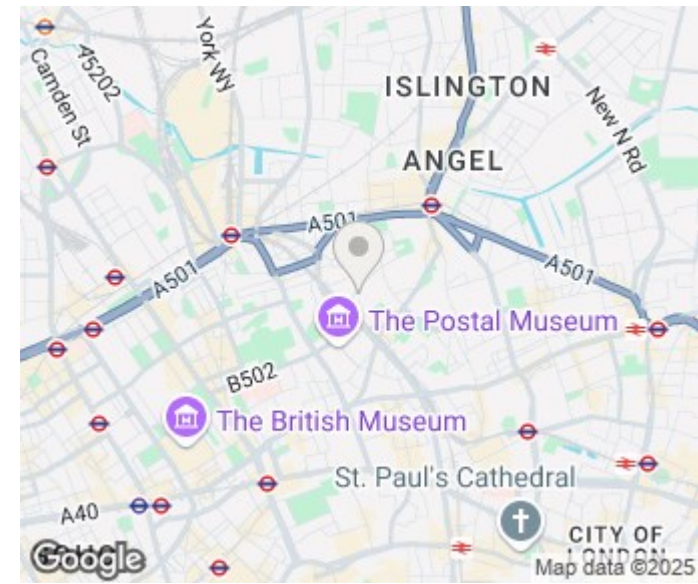
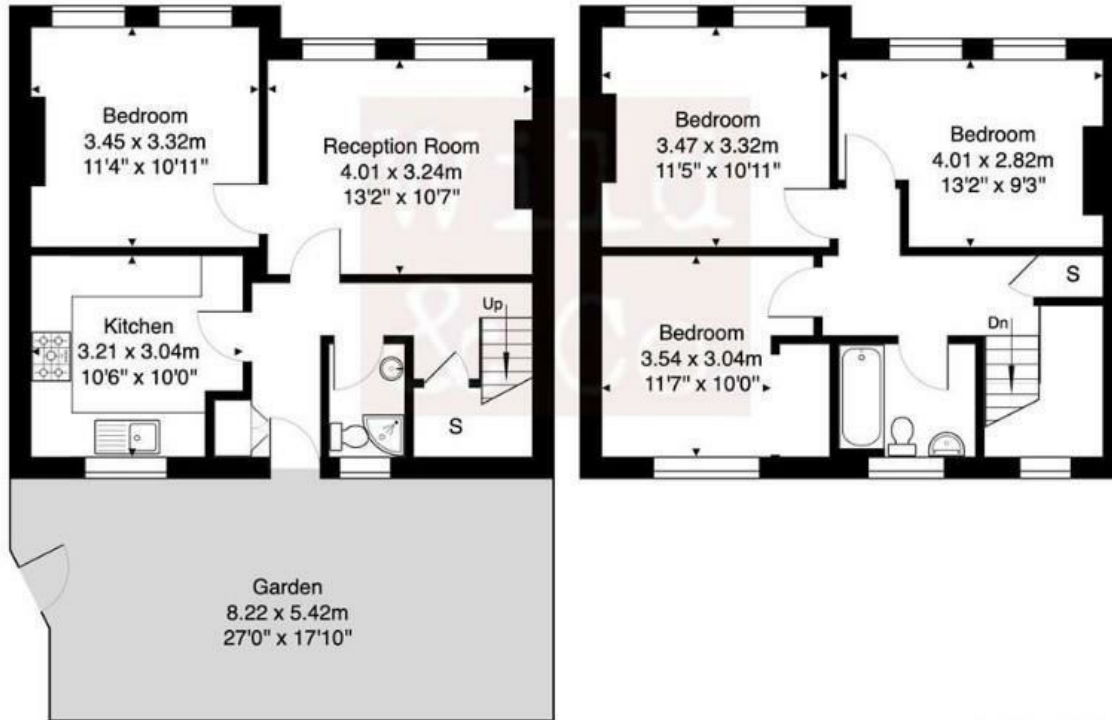
Double bedroom to rent within this 4-bedroom professional flat share. Split level purpose built flat arrange over ground and first floors with garden. Situated in the heart of Clerkenwell, moments' walk from Kings Cross, Farringdon and Angel Tube Stations. Benefiting from shared modern fitted kitchen, separate shared lounge, shared g/f shower room/WC, shared f/f bathroom/WC, full double glazing, shared garden, and own front door. Early viewing especially recommended! Available 1.4.25

This beautifully presented 4 double bedroom ground floor maisonette is stunning. This large dwelling offers superb living space with the additional benefit of a private garden in the heart of South Islington.

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# Gwynne House- WC1X

Approximate Gross Internal Area 95.0 m<sup>2</sup> ... 1022 ft<sup>2</sup>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	
(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

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