



## 120 CLARE COURT JUDD STREET WC1H 9QR

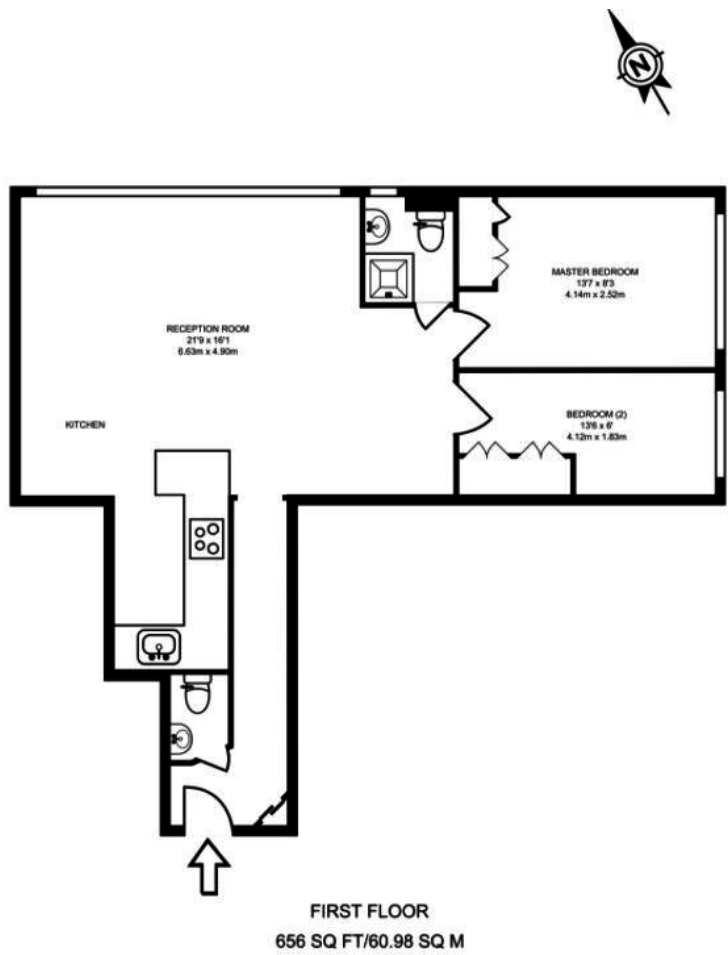
£3,495

**\*AVAILABLE IN SEPTEMBER\*** Well presented two double bedroom flat in an art deco portered block. It has lots of light flooding into the flat from the large windows. It has wood floors throughout and has an open plan modern feel throughout.

Clare Court is a listed art deco block on but set back from Judd Street in central Bloomsbury. Russell Square and Kings Cross underground stations are both nearby. The Brunswick Centre is on the doorstep with Waitrose, cafes and restaurants in abundance.

Ideal for UCL students

# Hemmingfords



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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