

# BLACK KATZ

Management & Lettings



**2 Bedroom Flat To Rent In EUSTON £775pw (£3358 pcm)**

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Black Katz are pleased to offer this spacious two bedroom apartment located next to Warren Street Tube Station. Recently refurbished to a high standard the property benefits from spacious double bedrooms, large reception room and good sized modern kitchen. The property is located close to the superb amenities of Oxford Street, Tottenham Court Road and the West End also nearby Warren Street is home to a selection of shops, cafes and bars. The property is also within walking distance of Marylebone, Bloomsbury, Holborn and Kings Cross International.

**E.P.C. RATING: D**

### **Property Features**

. Combination of wooden floors and carpets . Washing Machine . Fitted Kitchen . Separate kitchen . Close to local amenities . Close to Tube . Fantastic Transport Links . Zone 1 . Tiled bathroom . Private Development . Central Heating . Recently Decorated . Excellent decorative order . Spacious Living Room

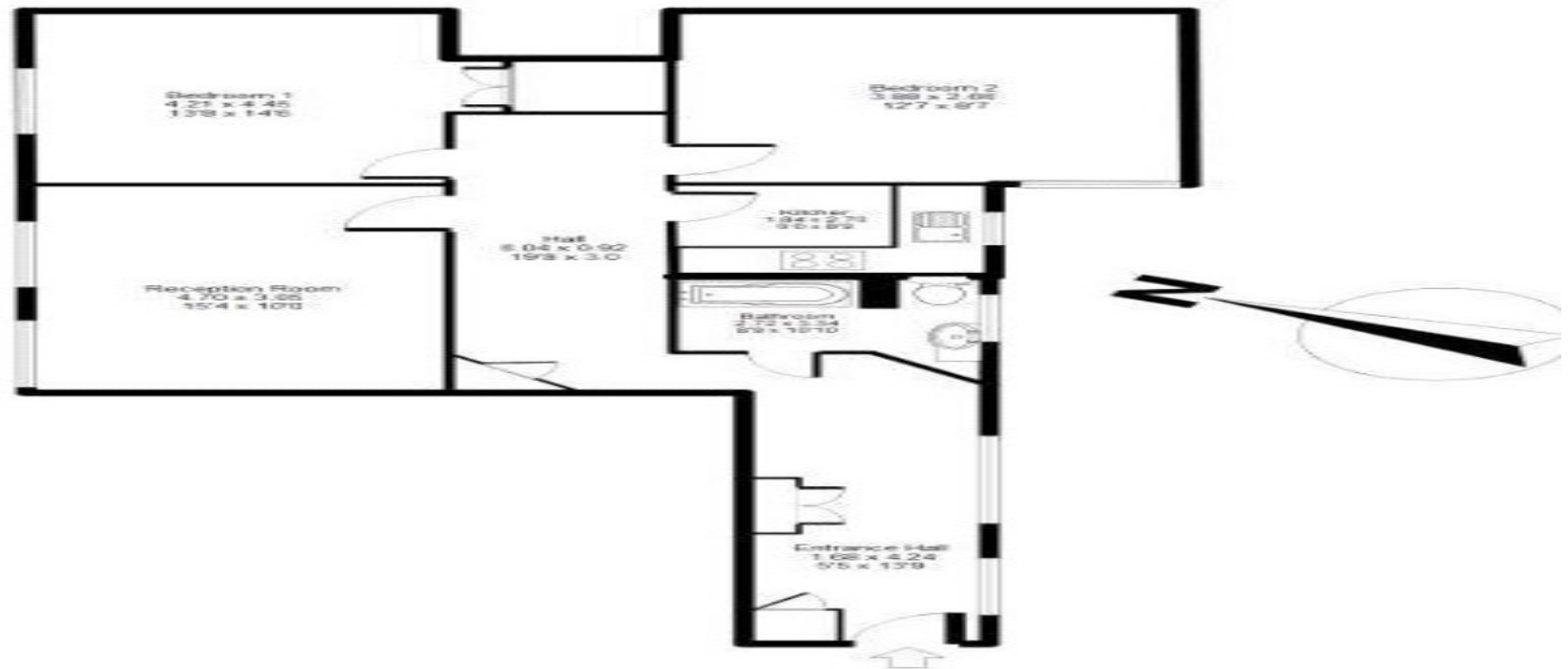
### **Place of Interest Locally**

UBERTO ORLANDO - 0.08 miles. UCL Main Campus - 0.16 miles. Southbank International School Westminster - Conway Street - 0.18 miles. UCL Department of Biochemical Engineering - 0.21 miles. Foster Court - 0.25 miles. Stephanie Grace - 0.28 miles. Richard Brook - Wellness Expert: Acupuncture, Wellness Coaching, Yoga - 0.29 miles. UCL Electronic & Electrical Engineering - 0.3 miles. Meditation Classes - 0.31 miles. UCL Laws Denys Holland Lecture Theatre - 0.32 miles. Improve Your Accent - 0.34 miles. PIANO LESSONS West London Music Tutors - 0.34 miles. Slade Woburn - 0.35 miles. UCL Day Nursery - 0.36 miles. Portland Place School - 0.41 miles.



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5th Floor 2 Bedroom Apartment, Fitzrovia, London, NW1



Total approx internal floor area 72.75m<sup>2</sup> (783sq.ft).  
This floor plan is for illustrative purposes only and should be used only for this

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**Mon-Fri 9.00am-7.00pm**  
**Sat-10am-2.00pm**  
**(Please call beforehand)**

We aim to make our particulars both accurate and reliable. However they are not guaranteed, nor do they form part of an offer or contract. If you require clarification on any points then please contact us. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.