

Wild & Co.

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Gwynne House, WC1X 9BG

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

£1,150 PCM |

Gwynne House, WC1X 9BG



- Double bedroom room to rent - professional flat share
- Garden
- Modern fitted kitchen & separate lounge
- Arrange over ground & first floors
- Situated in the heart of Clerkenwell
- G/f shower room/WC & f/f bathroom/WC own garden
- Split level purpose built flat
- Moments' walk from Kings Cross Station.
- Available from 1/11/24

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.

London universities such as SOAS & Birbeck etc. Fully fitted with double glazed windows. Brand new flooring throughout and furnished this property is ready to move in and begin a new chapter.

The property has equidistant transport links between Angel Islington, Farringdon, Russel Square and Eurostar Kings Cross tube stations. This places the property strategically close to Sadlers Wells theatre and moments from theatre land in Shafetsbury avenue. The neutral decoration is of a high standard with freshly fitted bathrooms upstairs and downstairs and a modern kitchen to envy. With flush white walls, grey flooring throughout. The splashes of ivory marble tiles in the bathroom and kitchen accent the decor wonderfully. This allows the golden taps and deep-sea turquoise wall tiles in the downstairs bathroom to shine and illuminate the ground floor.

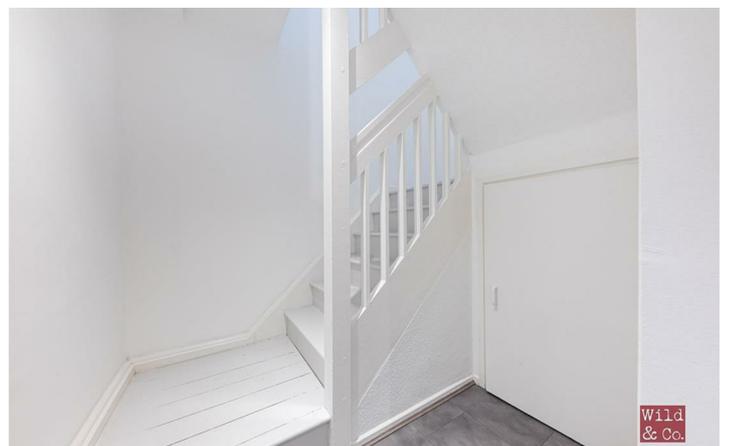
Now Available: 1 room in a 4 Double bedroom split level purpose built flat arrange over ground and first floors with garden. Professional women looking for a single professional woman to share. Offered refurbished with new furniture, available now. Situated in the heart of Clerkenwell, moments' walk from Kings Cross, Clerkenwell and Angel tube stations. Benefiting from modern fitted kitchen, separate lounge, g/f shower room/WC, f/f bathroom/WC, full double glazing, own garden, and own front door. Early viewing recommended!

With lots of natural light the property is perfect for any family, city professionals or students with easy access to central



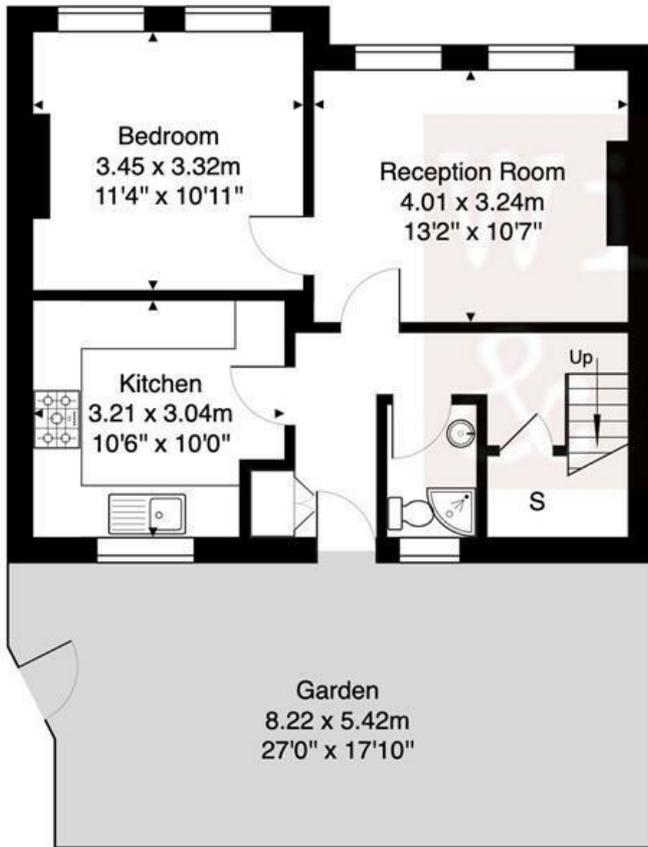
Directions

Directly off Kings Cross Road (A201)

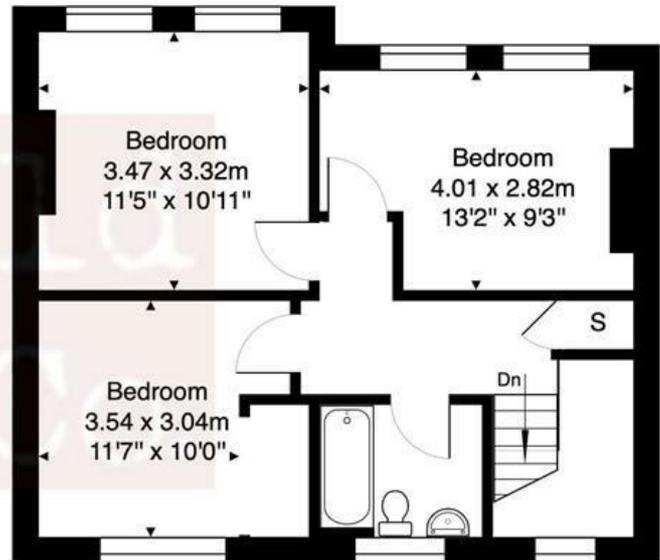


Gwynne House- WC1X

Approximate Gross Internal Area 95.0 m² ... 1022 ft²



GROUND FLOOR



FIRST FLOOR



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

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Energy Efficiency 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	
68	79
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(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	

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