



## Flat 28, Laney House Portpool Lane, London, EC1N 7UL

LANDLORD IS OPEN TO OFFERS.

Carter Reeves are proud to present this 3 bedroom flat located in a prime residential block with the Portpool Lane estate. Located mins walk to Chancery Lane & Holborn. This property is ideal for students studying at LSE or UCL. Hot Water, Heating & Gas covered.

This property boasts 3 Bedrooms, fully furnished, equal sizes double bedrooms a modern kitchen and appliances, recently refurbished, wooden flooring throughout. Bathroom with WC, finally a light and airy feel throughout. Perfect for students

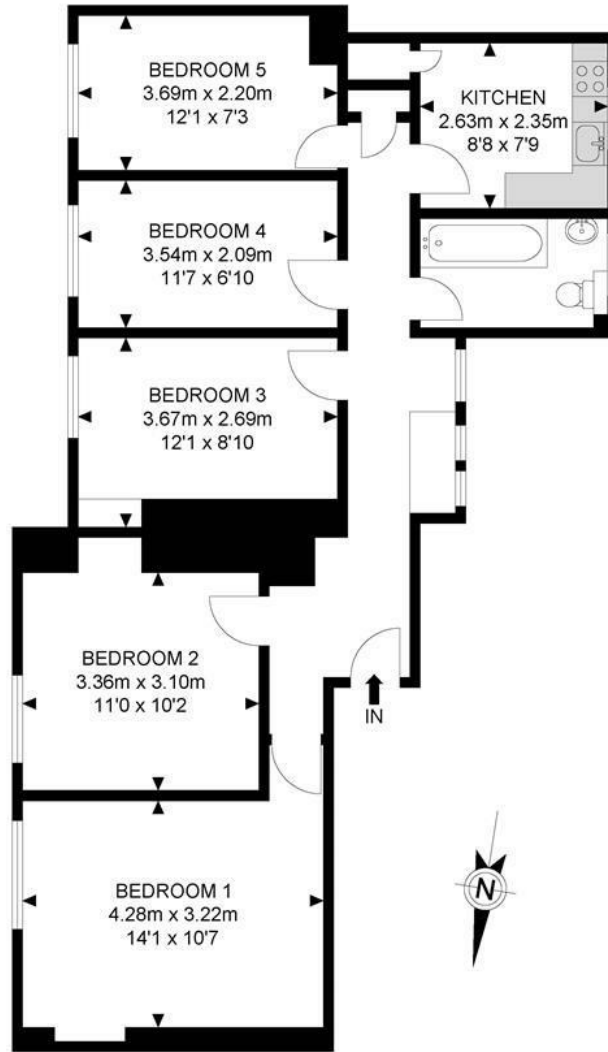
The property is located within a few minutes' walks of Chancery Lane tube station, also close to local amenities. shops, restaurants, and bars. The property is only a very short walk away LSE University which is 15- 20 min walk.

EPC VALID UNTIL 2029

- 5 Equal Size Double Bedrooms
- Good Size Kitchen for communal space
- Walking distance to Chancery Lane
- Available from September
- Complete new refurbishment in August 2017
- Perfect for LSE Students.
- Great Location
- Secure Residential Block

Asking price £750,000

# Laney House



## 5th Floor

APPROX. GROSS INTERNAL FLOOR AREA 835.82 SQ FT / 77.65 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximates and no responsibility is taken for any error, omission or mis-statement, this plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan

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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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### IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.