



## 92 Oakshot, Polygon Road, London, NW1 1ST

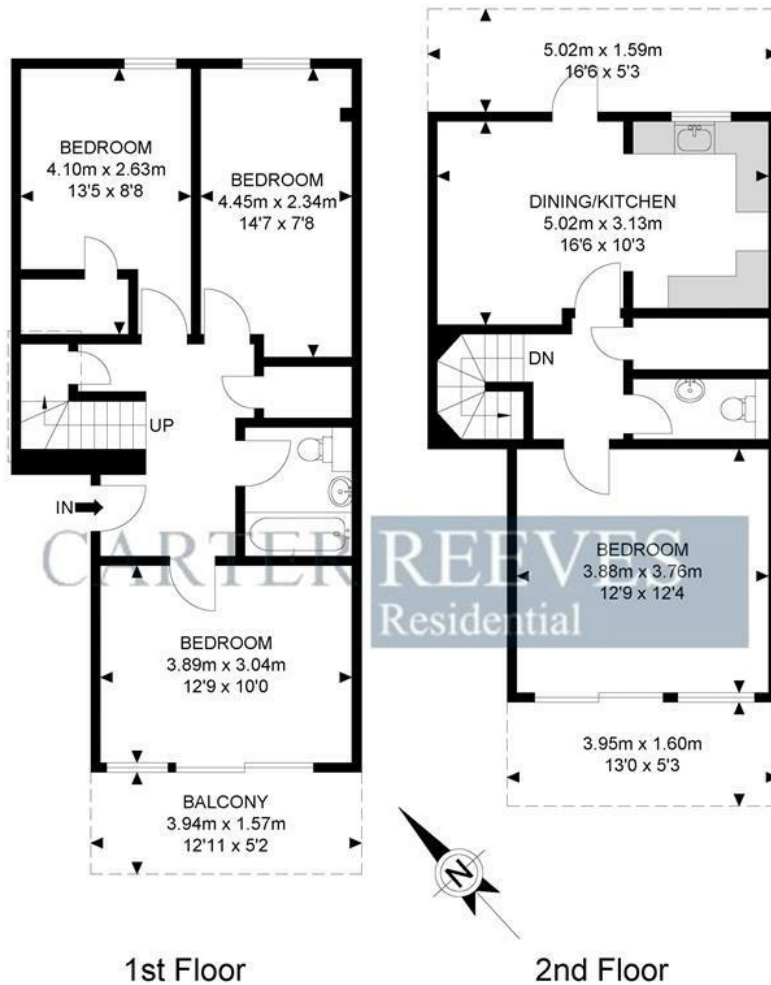
Carter Reeves are proud to present this 4 bedroom flat located in a prime residential block with a decent size kitchen for communal space and gathering. Located mins walk to St Pancras and Euston.

This property is ideal for students studying at LSE or UCL.

- Bright and airy throughout
- 4 Large bedrooms
- 5 minute walk from Kings Cross
- Close to shops and Amenities
- Modern Kitchen
- Outdoor Patio

£4,800 Per month

# Oakshott Court



1st Floor

2nd Floor

APPROX. GROSS INTERNAL FLOOR AREA 960.14 SQ FT / 89.20 SQM  
 APPROX. GROSS EXTERNAL FLOOR AREA 235.72 SQ FT / 21.90 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 approximate 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		

CONTACT  
 298 Grays Inn Road  
 London  
 WC1X8DX  
 Email: [lettings@carterreeves.co.uk](mailto:lettings@carterreeves.co.uk)  
 Phone: 0207 278 9444  
[www.carterreeves.co.uk](http://www.carterreeves.co.uk)

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.