



**DRUMMOND STREET, LONDON, NW1**

£2,800 per month\*

**Carter Jonas**

## DRUMMOND STREET, LONDON, NW1 2HN

- Two bright double bedrooms, one with vaulted ceiling
- Air conditioned bedrooms and reception room
- Each bedroom with desk & TV
- Open plan kitchen to sunny reception
- Stylishly decorated and well-proportioned rooms
- Excellent condition
- Close universities, shops, restaurants and Regents Park.
- Minutes from Euston, Euston Square and Warren Street underground
- Available for short term rental.

### THE PROPERTY

Rarely available, this genuinely lovely split-level apartment offers a stylish and well-designed living space and benefits from newly fitted air conditioning in all bedrooms and reception room.

Entering at street level, you are welcomed by a practical area with shoe and coat storage. The first floor features a spacious, open-plan kitchen with ample room for dining, seamlessly flowing into a bright reception room enhanced by large windows. An attractive oak and glass staircase leads to the second-floor double bedroom, complete with a desk, wall-mounted TV, and a compact yet well-appointed bathroom, featuring a large shower, a stone basin, and generous storage. Continuing up the oak staircase, the third floor reveals a stunning, sunlit dual-aspect bedroom with vaulted ceilings, a desk, a wall-mounted TV, and a fitted end-wall mirror.

With plenty of storage throughout, this exceptional apartment perfectly balances character, comfort, and practicality.

Offered for rent on a long term basis.

Drummond Street is a vibrant and well-connected location close to excellent transport links, restaurants, shops, gyms, Regents Park, Universities and hospitals. Euston Station is a 3 minute walk, St Pancras & Kings Cross stations 22 minutes. Within 5 minutes' walk are Euston Square and Warren Street underground stations. The open spaces of Regents Park are under 10 minutes' walk, with boating lake, open air theatre and rose garden. It is an easy walk to nearby Primrose Hill and vibrant Camden. Minutes away are supermarkets and the many shops and restaurants Tottenham Court Road. The British Library, Theatre land, museums, and

## A stylish two double bedroom maisonette with AC, superbly located for local amenities and transport links.



Oxford Street, the West End and Bloomsbury are all within easy walking distance.

Holding deposit is 1 week's rent = £646.15 (at asking price)

Security deposit is 5 week's rent = £3,230 (at asking price £646.15 per week)

Minimum Term 12 months

Council Tax Band E

For the latest information on broadband and mobile coverage, please visit /checker.ofcom for the most up-to-date details.

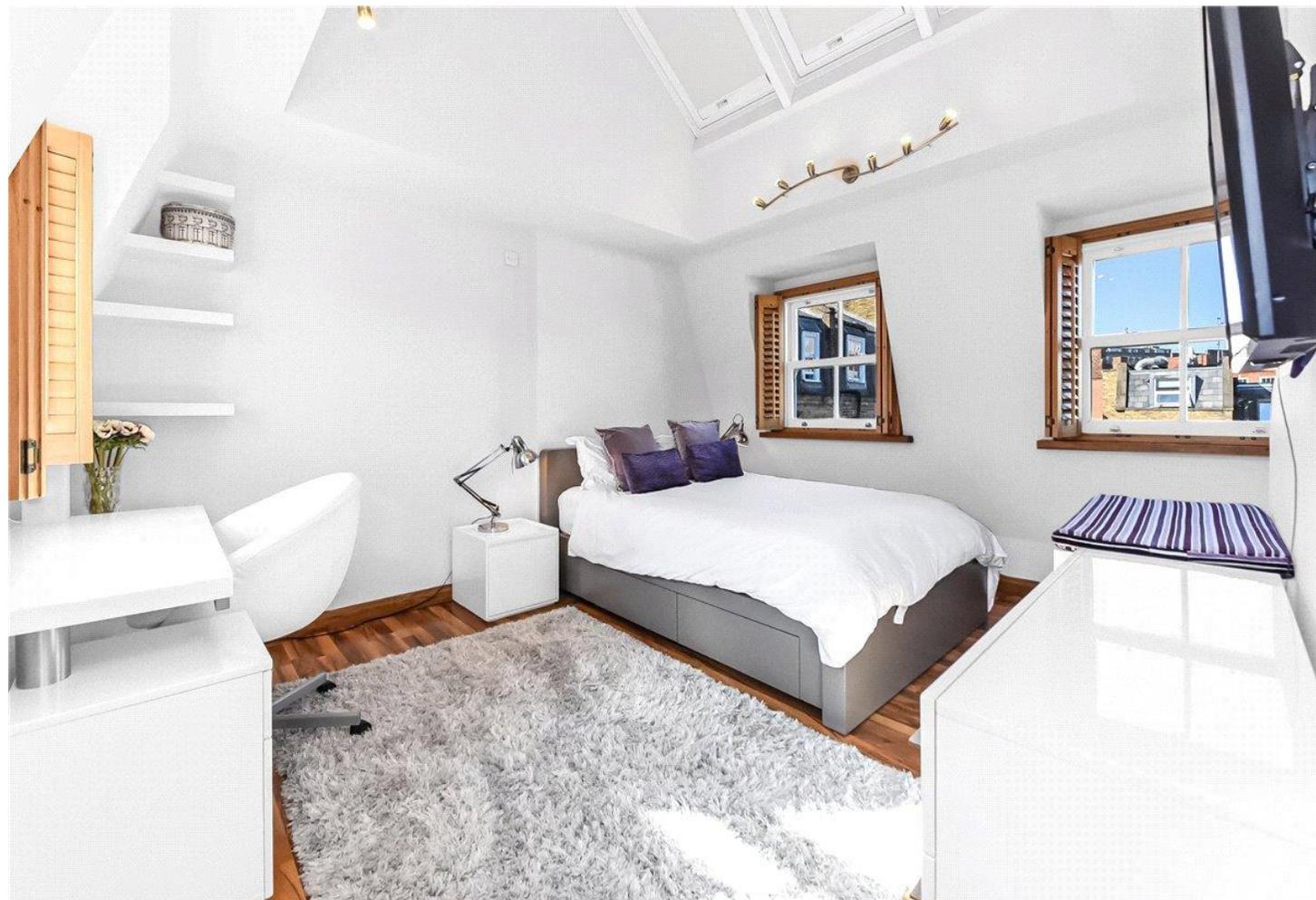
## ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

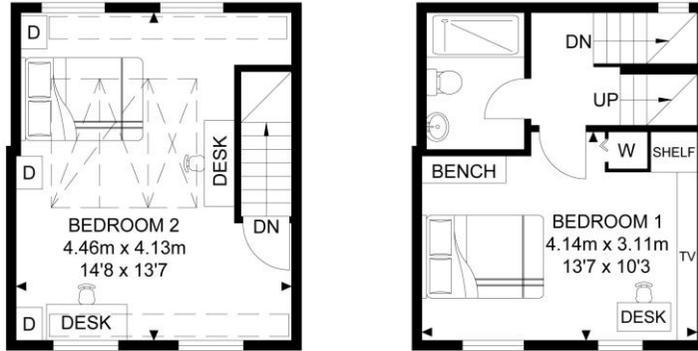
Viewing Strictly by appointment

Local Authority Camden Council - Council Tax Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	70
(55-68) <b>D</b>		
(35-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



# Drummond Street



3rd Floor

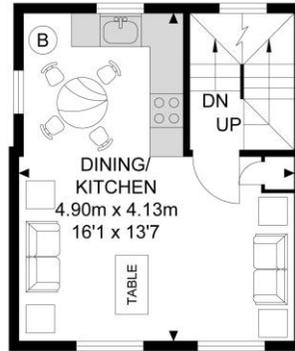
2nd Floor

Key:

- △ = CHAIR
- T = TABLE
- D = DRAWERS
- B = BED
- B = BIN
- TV = WALL MOUNTED TV



Ground Floor



1st Floor



APPROX. GROSS INTERNAL FLOOR AREA 694.27 SQ FT / 64.50 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 approximated 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.

© SpacePhoto

Photography and Floor Plan



## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

T: 020 7486 8866

37 New Cavendish Street, London, W1G 9TL

E: [marylebone.lettings@carterjonas.co.uk](mailto:marylebone.lettings@carterjonas.co.uk)

A member of



Exclusive UK affiliate of

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE