

**Woodhall, Robert Street, Euston  
 4 Bedroom Maisonette**

**Price: £980 pw**



- ✓ Four/Five Double Bedrooms
- ✓ Great Transport Links
- ✓ Ample Storage
- ✓ Available From 20th August

- ✓ HMO READY
- ✓ Central Location
- ✓ Perfect for Sharers
- ✓ Furnished

## Woodhall, Robert Street, Euston

Bryan Estates are pleased to present this spacious 4/5 bedroom located in the heart of Euston.

With four/five double bedrooms, it makes perfect for sharers, with room for a double bed and desk in each bedroom. The property features a small study, and a large eat in kitchen with a great garden and balcony.

Perfect location for London university students, with UCL, City University and ERDANG within close proximity.

Call fast to book a viewing!



Particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. Services, fittings and equipment referred to within the sales particulars have not been tested and no warranties can be given and prospective buyers must make their own enquiries regarding such matters.

Measurements are approximate and are for a guide only (room measurements are taken and to be to the nearest 3"), we would therefore advise prospective purchasers to check any measurements that are of particular importance to them. Some statements are inevitably 'subjective' and are therefore the view of the author at the time the information was prepared. If any items are important to you, please check with the office first, especially if you are travelling some distance to view.

## Energy Performance Rating

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   C	73   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		