



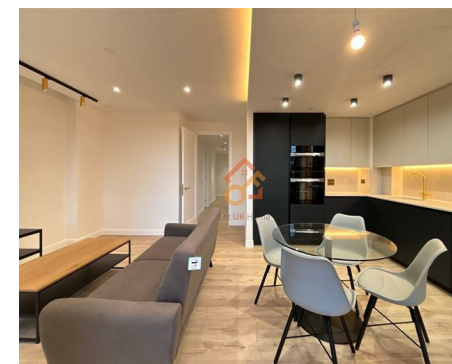
Let **UK** Home

2 Bedrooms

Flat

Located in London

£4,200 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



2 Dingley Road London

EC1V 8DL



Let UK Home are excited to offer this spectacular two bedroom apartment in the heart of Vermont House part of the 250 City Road.

This property comprises a large bright open plan kitchen and living room leading to a large private balcony with great views, two double bedrooms with fitted wardrobes (master en-suite), a large family sized bathroom and ample storage.

This apartment offers luxury modern living at its finest and the residents will benefit from concierge service, swimming pool and gym, private cinema, residents lounge, and other facilities, providing residents with a comfortable, convenient, and modern living experience.

The community is close to Old Street and Angel subway stations, both of which are connected to the Northern Line, with direct access to King's Cross, London Bridge, Canary Wharf, Bond Street and Paddington.

It is only a short walk to London City University and Cass Business School, and the subway can also easily reach other universities such as University College London, London School of Economics, King's College London, University of the Arts London.

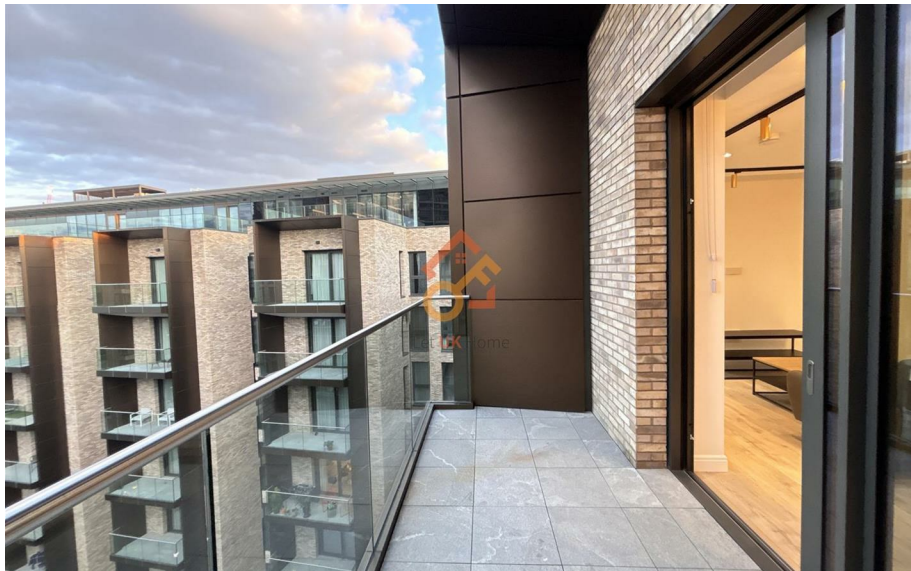
The area around the development is equipped with major supermarkets, shops, restaurants, banks, and all essential living facilities. A short walk along the Regent's Canal leads to the commercial area of Angel, full of British romantic atmosphere. Various styles of gastropubs, cafés, and art shops are located here, allowing one to explore lifestyle and cultural charm.

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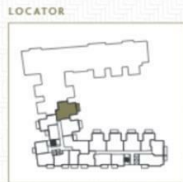


- 6th Floor
- 24h Security
- The Gym
- Cinema & Game Room
- EPC Rating: B
- Concierge Service
- Swimming Pool
- Residents Lounge
- Yoga Room



Two Bedroom APARTMENT

APARTMENT NO.
 V1.09 V2.09
 V3.09 V4.09
 V5.09 V6.09
 FLOORS 1-6



APARTMENTS V(1-6).09	85.1 SQ M	916 SQ FT
Kitchen/Dining Room	4.30m x 2.78m	14'7" x 9'2"
Living Room	5.10m x 3.24m	16'9" x 10'8"
Main Bedroom	4.80m x 4.78m	15'7" x 15'6"
Bedroom 2	3.62m x 3.36m	11'8" x 11'0"
Balcony	7.4 sq m	80 sq ft

KEY
 * Measurement Points C: Cloak/Storage U: Utility Cupboard S: Open Shelf

Measurements shown for 2D City Plan are for approximate measurements only. Exact lengths and sizes may vary. All measurements may vary within a tolerance of 20. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.



Let **UK** Home

3F 2 Eastbourne Terrace
 Paddington
 London
 W2 6LG

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Council Tax Band: F

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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