



University  
of London

# Marylebone

George Street, London, W1H 5LA

Student  
Homes

Flat 1 Bernard House is an upper level centrally located 3 bedroom apartment within a small block. Available for 3 full-time SOAS students sharing, or for students looking for rooms individually.

- ❖ Flat 1 Bernard House is 3 bedroom flat where all rooms are doubles (have double beds). The flat is located on the first floor within a small block of 8 flats. Student Homes manage 5 of the 8 flats within the block.
- ❖ The property features a shared kitchen, separate dining room, shared bathroom and a separate toilet. The flat is modern and finished to a high standard throughout, with neutral décor in all rooms and bedrooms.
- ❖ Tenancies for the 2018/19 academic year will begin on the 21<sup>st</sup> of September 2018 and will run through to the 14<sup>th</sup> of September 2019 (this is a 51 week tenancy).
- ❖ Rent varies based on the size of the room. Room 1 – £218.08 per week, Room 2 - £208.65 per week, Room 3 - £229.12 per week. Utilities (gas, electricity, water), and WIFI are not included in the rent – tenants will need to set up accounts and pay for these.
- ❖ The flat is located close to good local amenities and travel links – including the shop, restaurants, cafes, and eateries on Edgware Road. All of the shops on Oxford Street – just a short walk away – and Central London parks, attractions, and transport links.
- ❖ Based on you arriving at campus at 9am, your commute time from Bernard House is as follows: Russell Square Campus – 24 minutes using public transport, or a 34 minute walk. Vernon Square – 28 minutes using public transport, or a 51 minute walk.
- ❖ Please note: There is building work on a site just over the road from the flat, we expect this work to be ongoing through the 2018/19 tenancies at Bernard House. This is following the demolition of the property that was previously on this site.

University Student Homes

4th Floor, Housing Services, 2Malet Street, London WC1E 7HY

020 7664 4836 • <http://studenthomes.london.ac.uk>

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## Photographs:





**Room 1**





**Room 2**



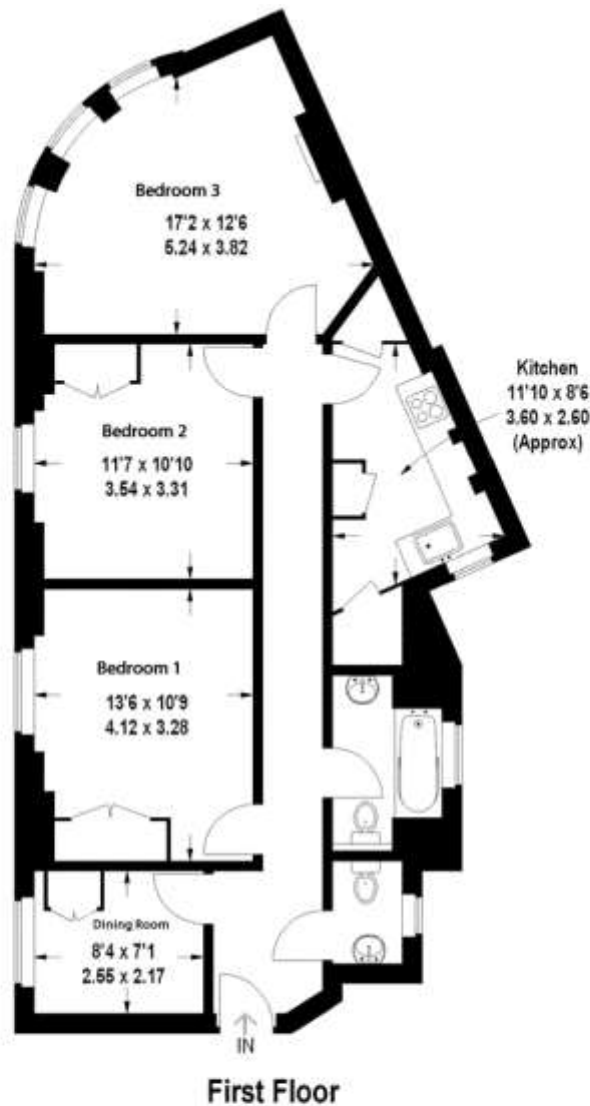


**Room 3**



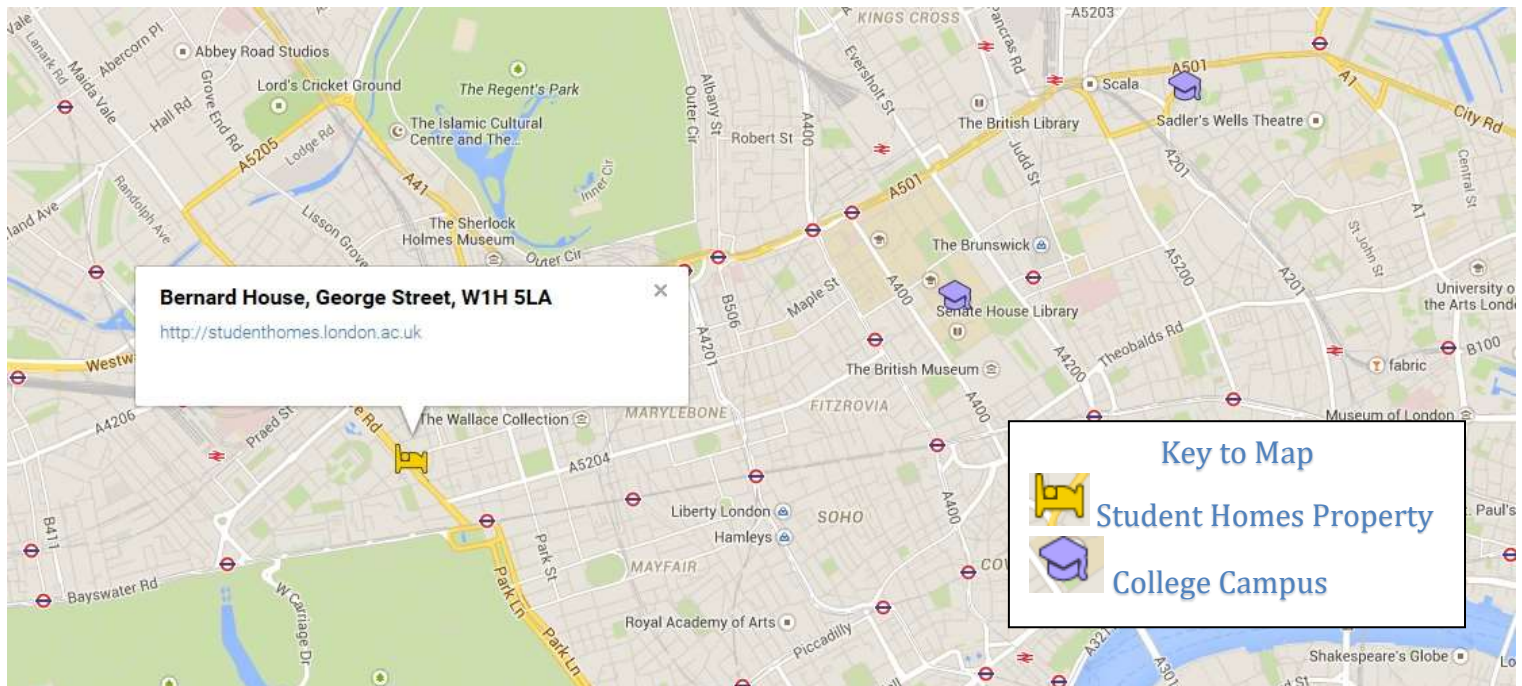


## Layout:



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 57583)

## Location:



Click on the map to access an interactive version.

## Student Homes Provide:

- ✓ Gas safety inspection certificate.
- ✓ Electrical installation inspection certificate.
- ✓ Energy performance certificate.
- ✓ Comprehensive out of hours cover & support.
- ✓ Keys for the property – a set for each tenant.
- ✓ Contents Insurance for you during your tenancy – this is in place through Endsleigh, details are on our website & will be provided in our Welcome Packs.

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