



University  
of London

# Chalk Farm

Hornbeam House, Maitland Park Villas, NW3 2EJ

**Student  
Homes**

An upper floor 4 bed flat available for a group of 4 full-time SOAS students looking to share.

- ❖ A 4 bedroom flat over one level with 3 larger bedrooms with double beds - one of which has a balcony attached - and a slightly smaller bedroom, again with a double bed.
- ❖ The flat features a shared kitchen, bathroom and a separate toilet.
- ❖ Tenancies for the 2018/19 academic year will begin on the 10<sup>th</sup> of September 2018 and will run through to the 2<sup>nd</sup> of September 2019 (this is a 51 week tenancy).
- ❖ Rent is £141.71 per tenant per week if split equally, or can be varied based on room choice – we suggest: Room 1 (4.01m x 3.6m) is £145.37 per week, rooms 2 (2.98m x 2.93m) & 4 (3.95m x 2.56m) are £142.56 per tenant per week, and room 3 (2.42m x 3.83m) is £136.35 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. Please note: the electricity and gas meters are prepayment so you'll need to top up rather than being billed for what energy you use.
- ❖ The flat is in a great location: it's located in a quiet residential area which is ideal if you need to study or just enjoy a break from Central London, but at the same time is just a 10 minute walk to the Camden Roundhouse, a 15 minute walk to Camden Town & a 12 minute walk to Belsize Park.
- ❖ Based on you arriving at campus at 9am, your commute time from Hornbeam House is as follows: Russell Square Campus – 25 minutes using public transport. Vernon Square – 28 minutes using public transport.

University Student Homes

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

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

**Photographs:**



**Room 1:**



Call Student Homes on 0207 664 4836 to arrange a viewing



**Room 2:**



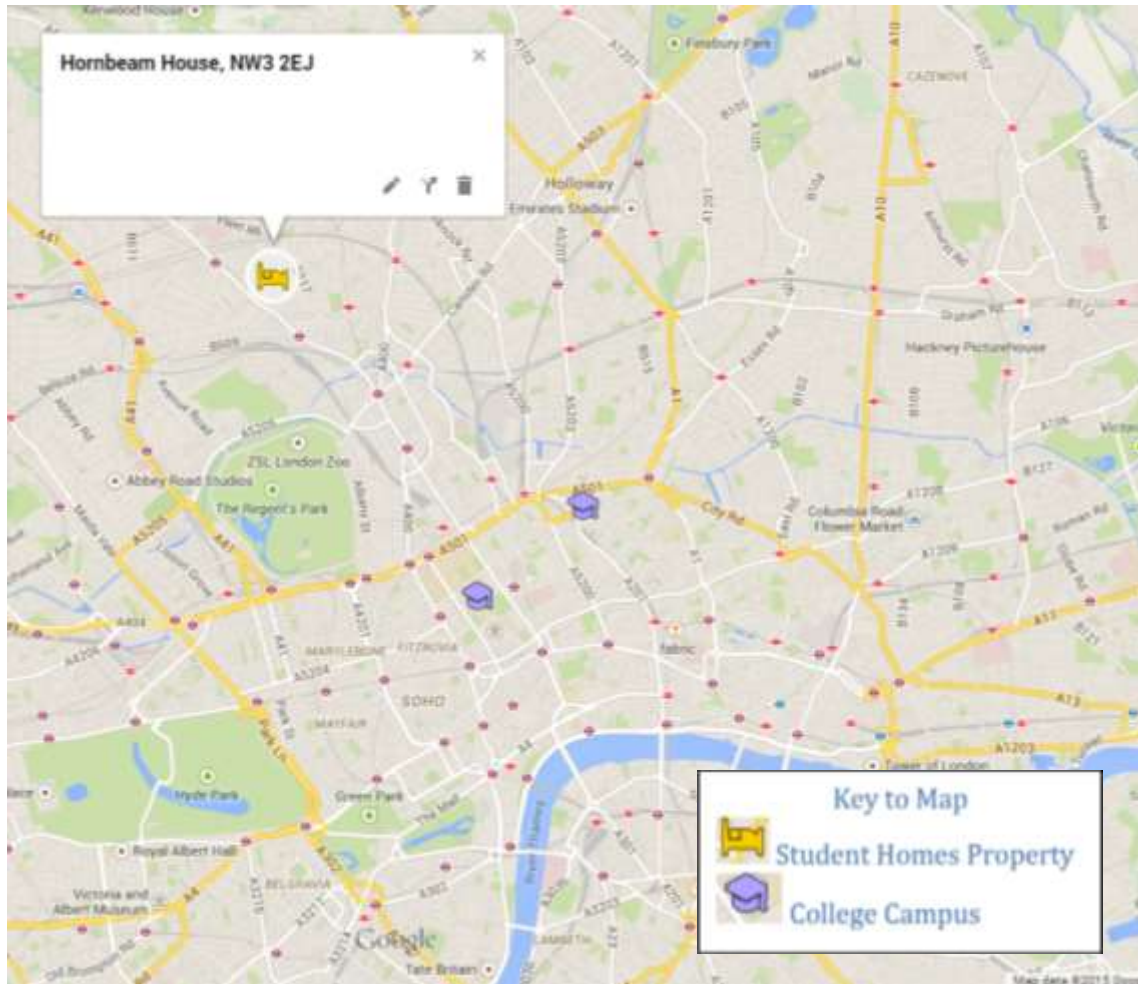
**Room 3:**



**Room 4:**



## Location:



Click on the map to access an interactive version.

## Student Homes Provide:

- ✓ Gas Safety Inspection Certificate.
- ✓ Electrical Installation Inspection Certificate.
- ✓ Energy Performance Certificate.
- ✓ Keys for the Property – A set for Each Tenant.
- ✓ Peace of Mind with Out of Hours Support and Guidance.
- ✓ 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.