



University
of London

Chalk Farm

Penshurst, Queen's Crescent, NW5 3QH

**Student
Homes**

An attractive 4 bedroom apartment located in a well-maintained block.
Available to LSHTM students looking for accommodation individually.

- ❖ Penshurst is an upper floor 4 bedroom flat set over one level, with 2 large bedrooms with double beds and 2 smaller bedrooms with 3/4 beds.
- ❖ The property features a shared kitchen diner, a shared bathroom and separate toilet.
- ❖ Tenancies for the 2019/20 academic year begin on the 12th of September 2019 and will run until the 4th of September 2020 (for 51 weeks).
- ❖ Rent varies based on room size – rooms 1 & 4, the smaller bedrooms, are £170.00 per tenant per week. Room 2, the largest double, is £183.50 per week and room 3 the other double is £179.50 per week. Rent is payable each month in line with your rental statement.
- ❖ Heating & hot water rates are included in this rental price - you just need to pay for electricity and water rates on top (plus WIFI if you want to get connected): tenants will need to set up accounts and pay for these.
- ❖ The property is located close to local amenities, as well as many independent shops, restaurants and bars. Regents Park and Hampstead Heath are within walking distance of the property... great for sunbathing in the summer.
- ❖ Based on you arriving at campus at 9am, your commute time from Penshurst to Keppel Street is as follows: 19 minute journey by public transport, or a 45 minute walk.

University of London Student Homes

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

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

Photographs*:



Room 1:
2.32m x 2.71m



Room 2:
4.24m x 3.15m





Room 3:
4.04m x 2.40m





Room 4:
2.62m x 2.26m



Call Student Homes on 020 7664 4836 to arrange a viewing



Floorplan:



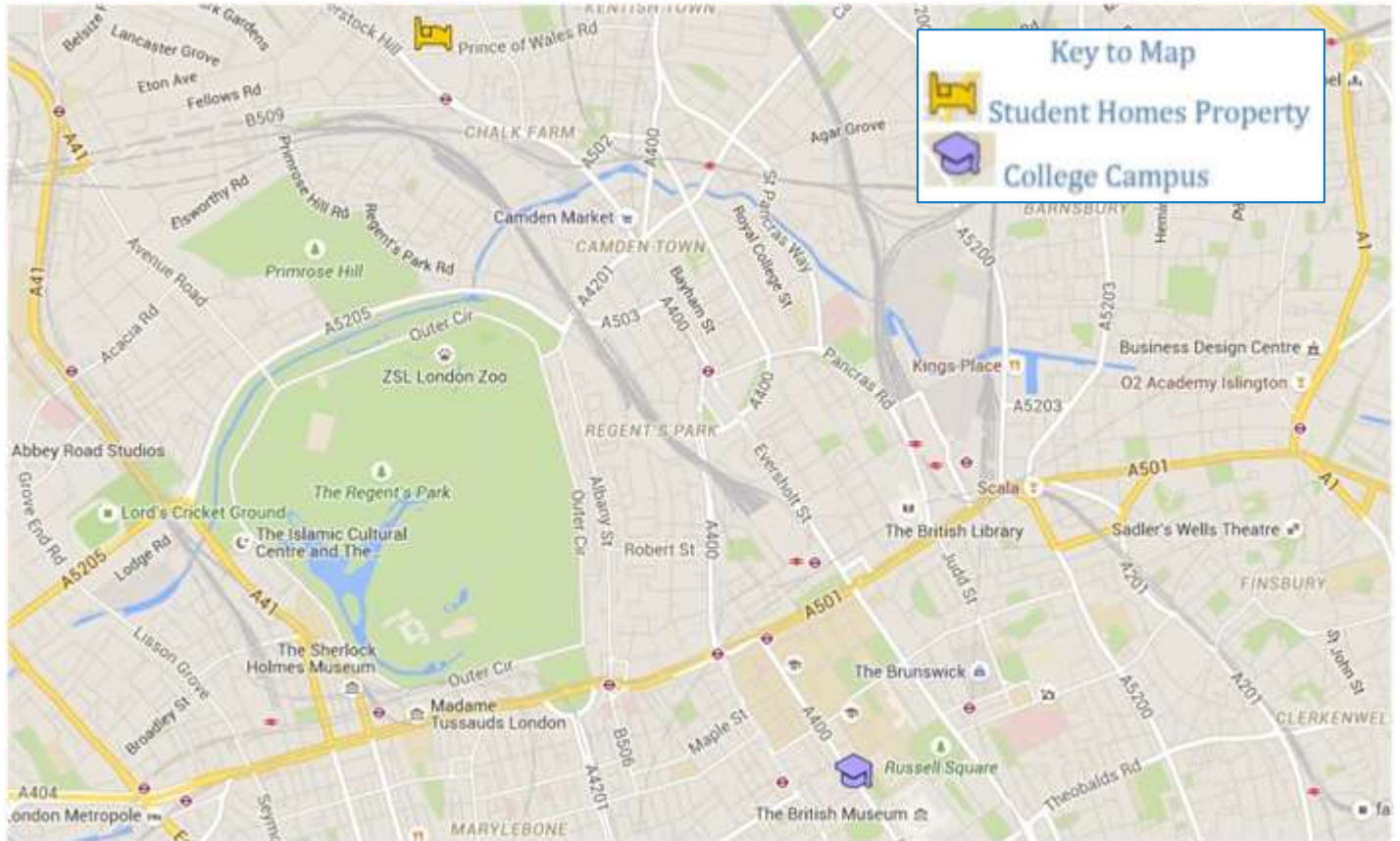
Room 1 is to the left of the bathroom.

Room 2 is the room labelled 'reception/4th bedroom'

Room 3 is the room above the kitchen.

Room 4 is the room above the toilet.

Location:



Click on the map to access an interactive version

Student Homes Provides:

- ✓ 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 & advice.
- ✓ 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.

*The photos in this document are representative of the room. Please contact our team directly to confirm furniture and decorations within the property.