

**Islington Office**

1 Theberton St  
London  
N1 0QY

T 020 7354 3283

F 020 7704 9590

E [islington@edmundcude.com](mailto:islington@edmundcude.com)

**CALSHOT STREET, BLOOMSBURY, N1**  
**£360 per week****Preliminary Details**

A well presented throughout one bedroom raised ground floor flat conveniently located a short walk away to Kings Cross St Pancras. The property comprises of a good size double bedroom with ample built in storage space, airy reception room with wooden flooring and an open plan kitchen with built in appliances and a modern bathroom. Other benefits include private balcony off the living room, ample storage, neutral decor and the heating and hot water costs are included in rental price. Offered furnished this property would suit single professional or a couple, requiring easy access into the City and West End.

**1 Bedroom • 1 Bathroom**

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[www.edmundcude.com](http://www.edmundcude.com)



### Area Overview



Blessed with gardens and squares and encompassing the capital's bastions of law, education and medicine, Bloomsbury has undisputed appeal. With shopping on Oxford St, entertainment in Leicester Square and restaurants in Covent Garden, Bloomsbury boasts a location that is hard to rival. Popular with city professionals, academics and international visitors, much of the accommodation tends to be beautifully presented studios, 1 and 2 bedroom flats.



Calshot Street, Bloomsbury  Kings Cross (0.3M),  Kings Cross St. Pancras (0.3M),  Angel (0.4M)

### Council Tax Bands

Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Islington	£ 848	£ 989	£ 1,130	£ 1,272	£ 1,554	£ 1,837	£ 2,119	£ 2,543
Average	£ 761	£ 888	£ 1,015	£ 1,142	£ 1,396	£ 1,650	£ 1,904	£ 2,285

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	69	73	(55-68) <b>D</b>	64	68
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## PLACES OF INTEREST NEAR CALSHOT STREET, BLOOMSBURY, N1



### **Kings Place**

A new classical music venue and art gallery situated just minutes from Kings Cross and St Pancras in London. Following a competition, Dixon Jones was appointed to design the building, which combines music and art, as well as providing a world class conference, events and office centre.

🚶 400m (7 mins) from Calshot Street



### **St Pancras**

Designed by Gilbert Scott and originally opened in 1868, the station is now a Grade II listed building, famous for its impressive Victorian architecture. It is located on Euston Road in London and following a £800 million renovation, it is now one of the most striking stations in the UK.

🚶 600m (10 mins) from Calshot Street



### **Sadler's Wells**

Sadler's Wells Theatre is the collective name of the 6 theatres which have been located in Islington since 1683. The theatre is dedicated to bringing the best in UK and international dance to a London audience, from contemporary dance, to flamenco, tap and family shows, there is something for everyone to enjoy.

🚶 800m (13 mins) from Calshot Street



### **Cloudesley Square**

Situated close to Angel tube station, this pretty square is perfectly situated to all the popular nearby Islington attractions, such as the Business Design Centre and Islington Green.

🚶 800m (13 mins) from Calshot Street



### **Angel Tube**

Located in Islington, this station is on the Northern Line between Old Street and Kings Cross. The station opened in 1901 and was named after the once-famous Angel Inn pub. The station is perhaps most famous for having the highest escalators in Western Europe, with a vertical depth of 90ft.

🚶 800m (13 mins) from Calshot Street



### **Business Design Centre**

An exhibition centre located on Upper Street, in fashionable Islington, which plays host to over 80 exhibitions and 250 conferences per year. The Grade II listed building, formerly the Royal Agricultural Hall, was rescued from demolition in 1981 and is now considered to be one of London's most stylish venues.

🚶 900m (15 mins) from Calshot Street