

**Huge 6 Room 2-Bedroom, 1-Bathroom Floor-Through, with Study. ~ 1200 sq. ft.**



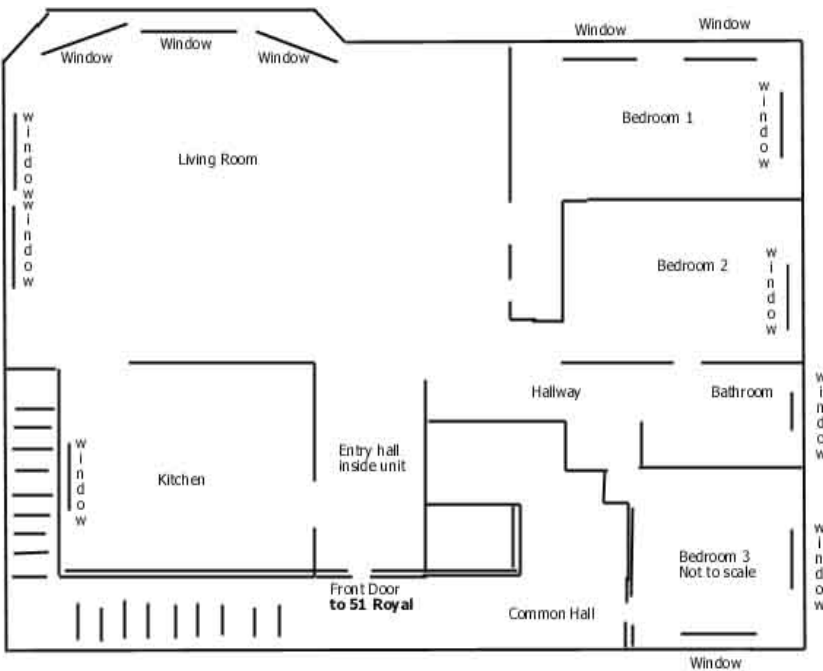
**\$1875/month**

**Comes w/ New Stove and Fridge**



In the second floor of this 3 family Victorian house on Royal Street. Condo style living in the entire second floor in this 3 family Victorian built in 1890.

Totally renovated in 2005 and has had the same single tenant since then. Includes common front porch, outside sitting area, and front yard.



**Royal Street in North Allston, 02134**

- Quiet, clean, and close to everything in Allston and Harvard Business School
- No traffic noise.
- Laundry in basement
- **Free on-street parking** with *no permit*.
- Close to the new Allston library
- Easy access on and off the **Mass Pike** [8 minute ride to the Prudential for \$1.25]
- Near Charles River
- Walk to the supermarket,
- Walk to Restaurants / Bars in Allston Village
- Walk to Harvard Square
- **Walk to Green Line, 10 minutes / (Red Line) 15, or take Bus #66, 86, 71, 70 and 57.**

**New Kitchen:** Huge kitchen with New Stove 1/15/2008, and new refrigerator 1/18/2008. New base cabinets, sink, faucet, and ceramic tile counter put in 2005.

**Nice Bathroom:** Ceramic Tile Bath and Shower. Re-glazed tub, and a nice new toilet. New sink and fixtures, new vanity in a pristine, ample size bathroom.

Also features - High 9' ceilings and tons of big sash windows. You will have 13 windows total. Also the beautiful oak hardwood floors are refinished to perfection –

**\$1875/mo.-** Available March 1, 2008. Contact your realtor.  
 \*\$1875 for maximum two person occupancy. for showing



**Move In** for first and last month's rent only. [No security deposit]

Heat and Hot water are natural gas steam radiators - Electric, gas, cable, phone, and other utilities are not included in the rent.