

# Available for Lease! 1 bedroom, 1 bathroom Studio Apartment

**(202) 246-6100**

1300 35th St NW Apt 3  
Washington, Washington, D.C.  
20007-2844

**Rent: \$1,850.00 Size: 387 SqFt**

**1 Beds 1 Baths Single Family House**

**Deposit: \$1,850.00 USD**



## Property Description

This studio apartment is located just one block away from Georgetown University and offers a balcony with a view of the campus. Situated at the coveted corner of N St and 35th St, in a boutique Federal-era building, this top-floor studio is perfect for Georgetown enthusiasts. The living and lounging room features oversized windows, providing plenty of natural light. With its corner location, the apartment enjoys sunny southern and western exposures. The spacious kitchen includes a dining/desk area, and there is also a bonus of an expansive private balcony and a walk-in closet. Additionally, the vibrant retail amenities, exciting riverfront activities, and the convenience of the bus stop across the street make this location ideal for easy access to Downtown, The Capitol, Kennedy Center, and other DC hotspots.

Tenant are responsible for gas, electric, internet/cable, and renters insurance. Water is included. Section 8 is accepted.

Pets accepted on a case by case basis with approval and payment of applicable fees. no pet fee/per pet and \$50 monthly pet rent/per pet. Breed restrictions apply. We do not charge additional deposits or fees for documented service/companion animals.

There is a \$52 application fee per applicant 18 years of age and older. A one-time non-refundable administrative fee of \$150.00.

All HomeRiver Group residents are enrolled in the Resident Benefits Package (RBP) for \$49.95/month. This includes renters insurance, a move-in concierge service to make setting up your utilities and home services easier, \$1M identity protection, a top-tier resident rewards program, credit building with on-time rent payments, and HVAC air filter delivery (where applicable). More details are available upon application.

Raising Awareness - HomeRiver Group does not advertise properties on Craigslist, Facebook Marketplace, LetGo, or other classified advertising websites. If you believe one of our properties has been listed on these sites by a scammer, please notify the listing agent.

<https://www.insidemaps.com/app/walkthrough-v2/?projectId=w5tjwI6ICk&env=production>

## Restrictions

**Date Available:** Immediately

**Dogs:** Dogs (ok)

**Cats:** Cats (ok)

**Smoking:** No Smoking

## CB Realty Mid Atlantic

Office Location

**Ann Young**  
**(202) 246-6100**



