



## Flat 7 Bergamot House 52 Rowantree Road, Enfield, EN2 8PW

- Balcony
- Gated secure parking
- En-suite
- Under floor heating
- Separate bathroom
- Utility room

An exciting opportunity to LET this two double bedroom luxury apartment situated in a newly built block of just 10 apartments. The property is situated behind secured gated entrance and benefits from a large communal entrance hall, lift access to all floors, parking for one car, integrated Siemens appliances, kitchen/lounge diner, under floor heating, balcony, en-suite, separate bathroom, utility room and much much more. The development is situated just off Enfield Ridgeway and is within easy access to rail stations, bus routes, schools and road networks.

Call now to view!

# £2,300 PCM

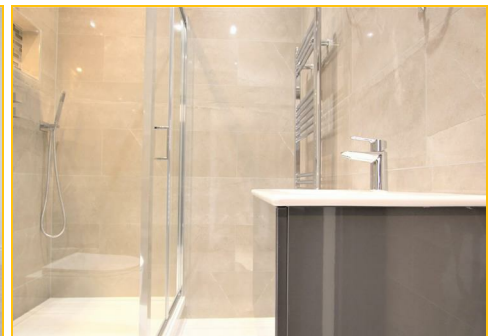
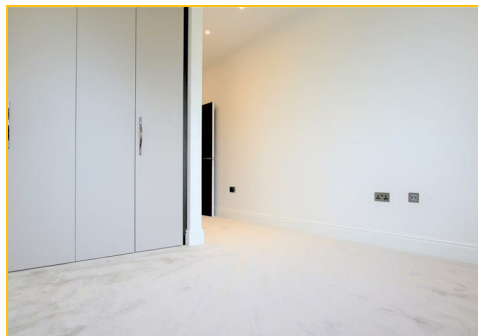
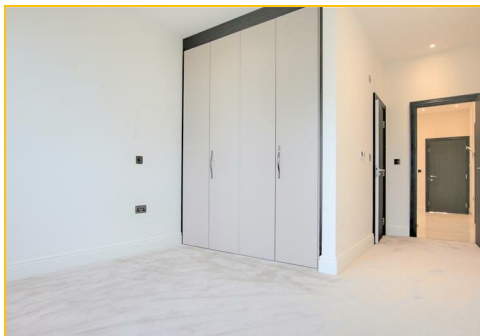
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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