



## Flat 6 28 Rowantree Road, Enfield, EN2 8PY

CALL NOW TO VIEW - AVAILABLE TO MOVE IN JANUARY! Lanes are pleased to present this SECOND FLOOR, TWO DOUBLE BEDROOM apartment located in the sought after area of Rowntree Road situated off The Ridgeway in the heart of Enfield. The property is a short walk to GORDON HILL TRAIN STATION and easy access to ENFIELD CHASE TRAIN STATION, and all the great amenities Enfield Town has to offer such as various shops and restaurants.

The property benefits from an ALLOCATED PARKING SPACE, neutral décor throughout, BALCONY AREA, good sized double bedrooms, separate kitchen, family bathroom and en-suite shower room to bedroom one, entry phone system, gas central heating, integrated kitchen appliances, two storage cupboards, and much more.

£1,650 PCM



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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>		<b>EU Directive 2002/91/EC</b>	

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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