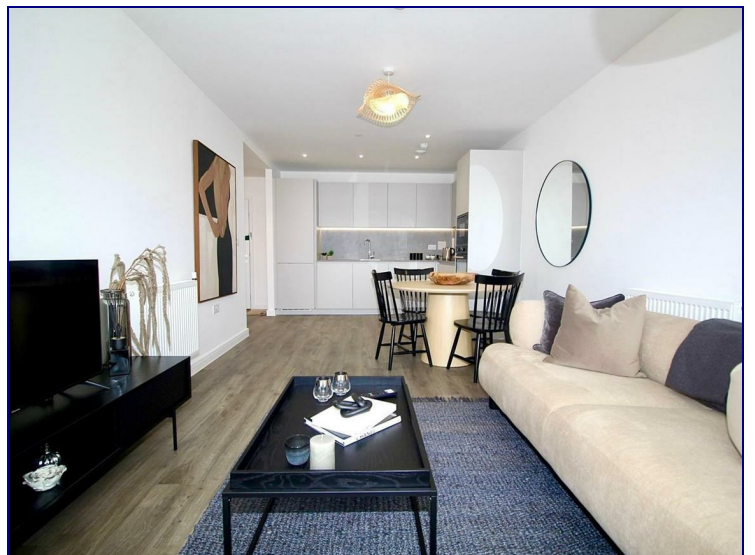
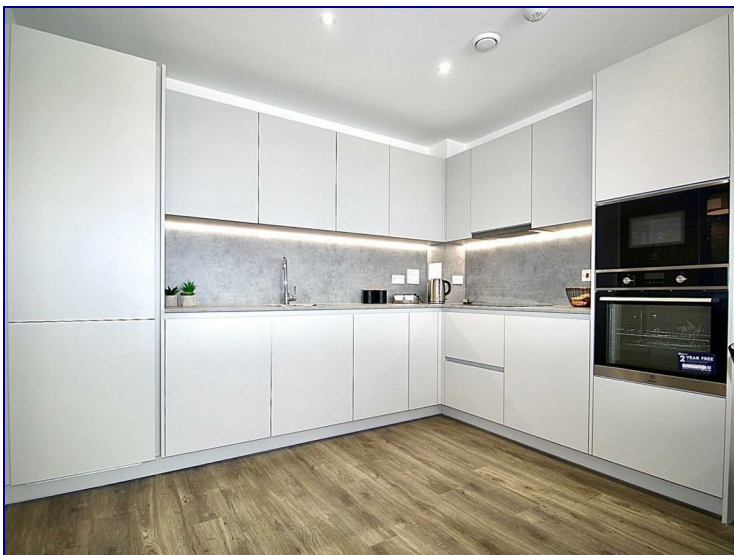




[www.kings-group.net](http://www.kings-group.net)

23 Silver Street  
Enfield Town EN1 3EF  
Tel: 0208 3669 717

**31 Bloomsbury Avenue, London, N14 4FR**



**£2,550 PCM**

Newly Built Two Bedroom, Two Bathroom Modern Apartment.

Available 14th July.

Finished to an exceptional standard throughout, this property offers a spacious open plan kitchen, living and dining area with integrated appliances and access to a private balcony, two double bedrooms with an En-Suite to master, modern three piece modern bathroom suite and ample storage.

Further benefits include allocated underground parking with a Pod Point for an electric vehicle, lift access to the property which is located on the 6th floor, secure entry system and residents secure bike storage.

### **Kitchen/Living/Dining**

**26'8" x 11'1" (8.13 x 3.39)**

### **Master Bedroom**

**19'3" x 9'1" (5.88 x 2.77)**

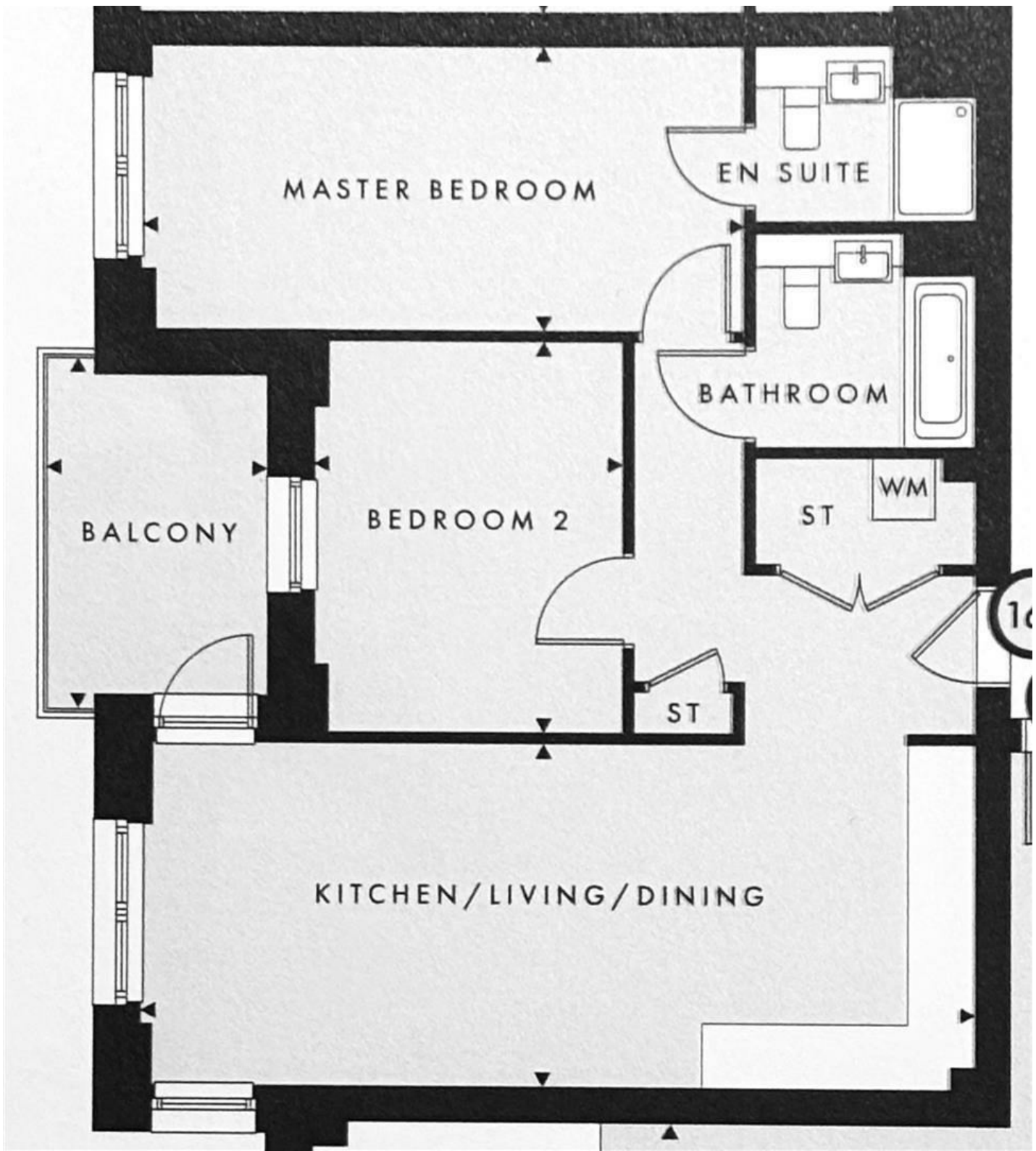
### **Bedroom 2**

**12'7" x 9'10" (3.84 x 3.02)**

### **Balcony**

**10'5" x 7'4" (3.20 x 2.24)**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>83</b>	<b>83</b>

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



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