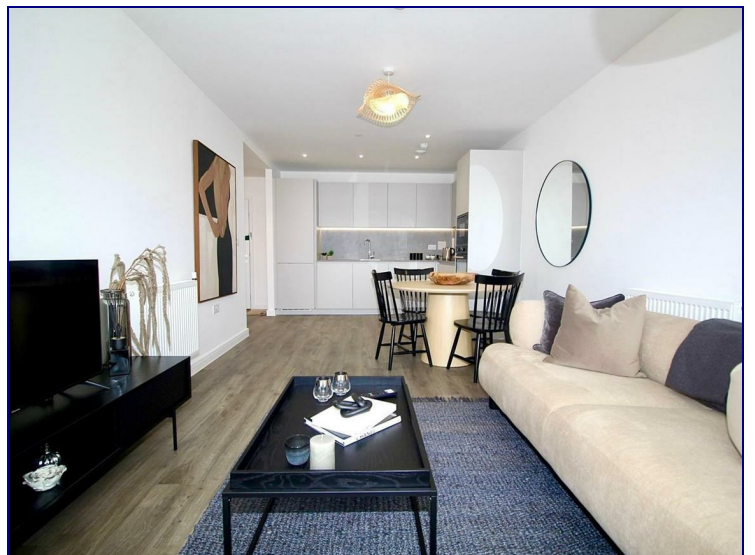
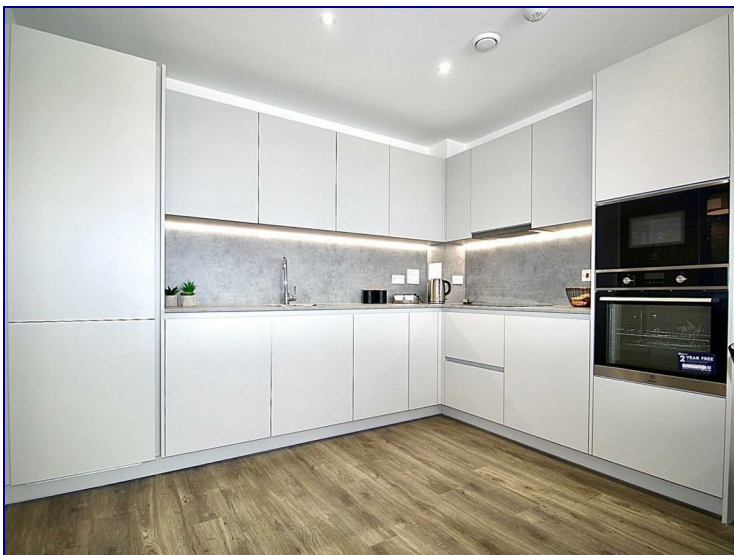




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23 Silver Street  
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**31 Bloomsbury Avenue, London, N14 4FR**



**£2,600 PCM**

Beautifully Presented Two Bedroom Apartment which has been newly built to an impeccable standard.

Available 14th July.

Occupants will benefit from a fully equipped open plan kitchen/living/dining area with doors leading out onto the private balcony, two double bedrooms with an En-suite to the master, an additional three piece bathroom suite and storage.

Additional benefits include underground allocated parking with a Pod Point electrical charging point, secure entry systems, usage of bike sheds for residents aswell as lift access to all floors. This apartment is located on the 6th

### **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)**

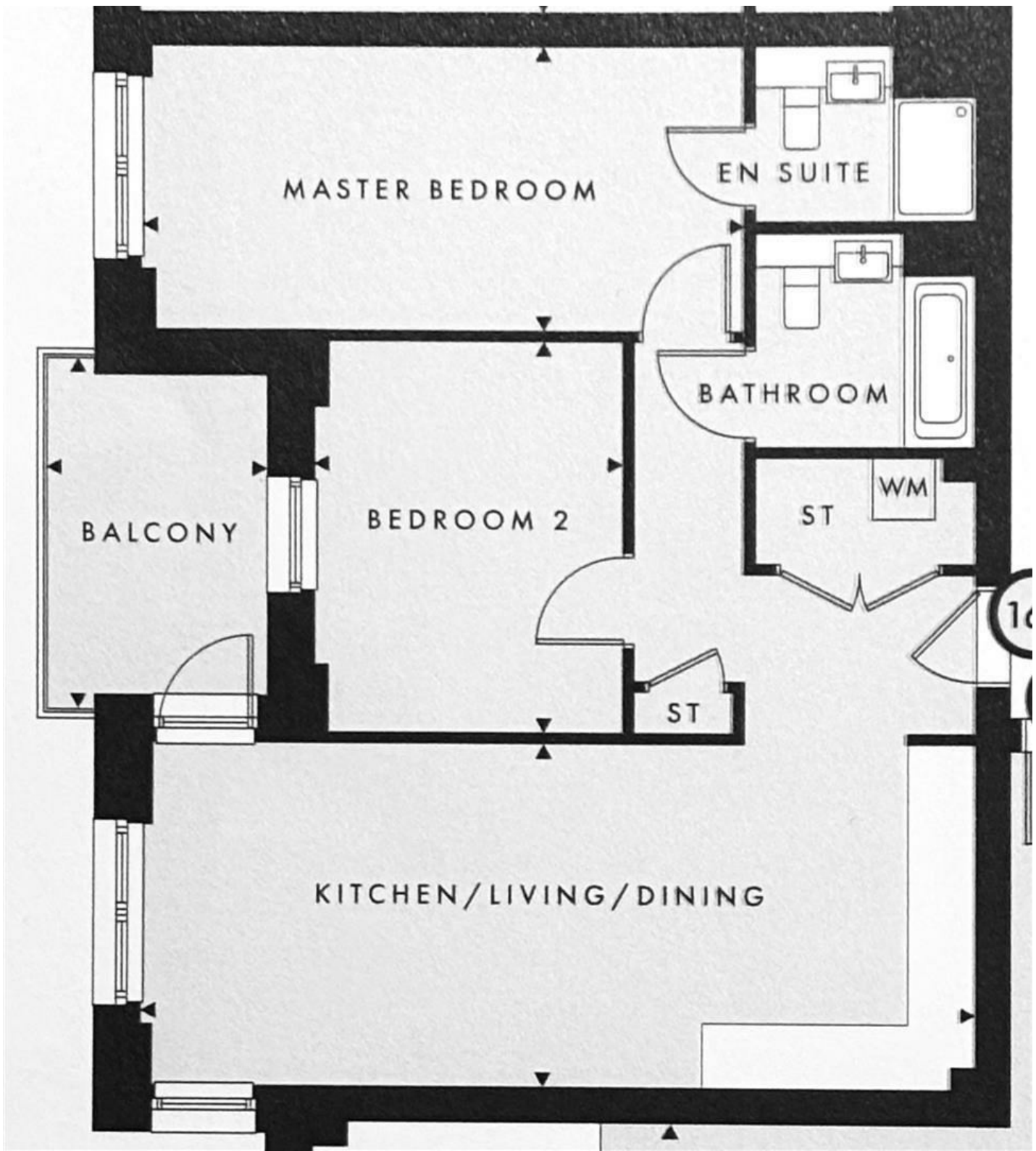
### **Bedroom 2**

**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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