

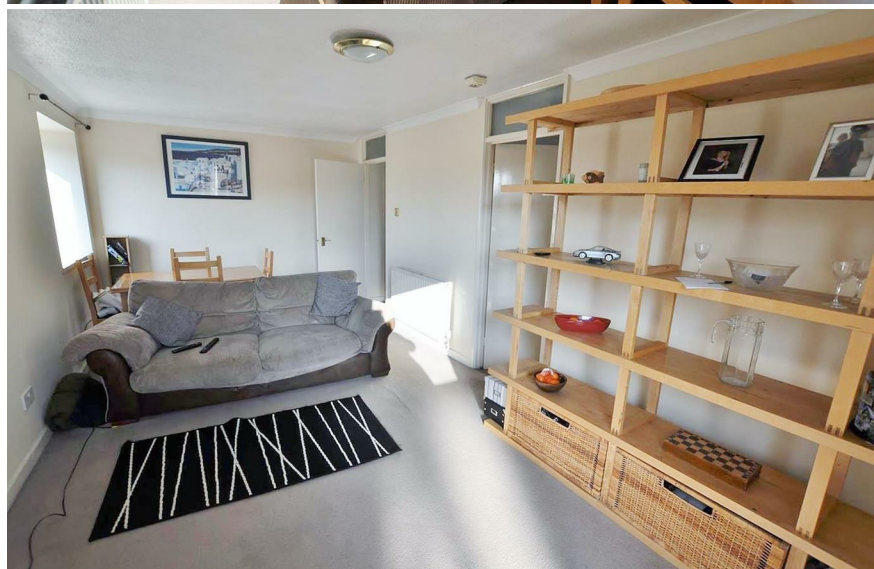


# Wyedale

London Colney, AL2 1TH

**£925 PCM**

- Available Mid December 2021
  - Two bedrooms
  - Ample car parking
  - Gas central heating
  - Top floor apartment
  - uPVC double glazed
  - Close to local shops
  - Well maintained
    - Unfurnished
- Council tax band C

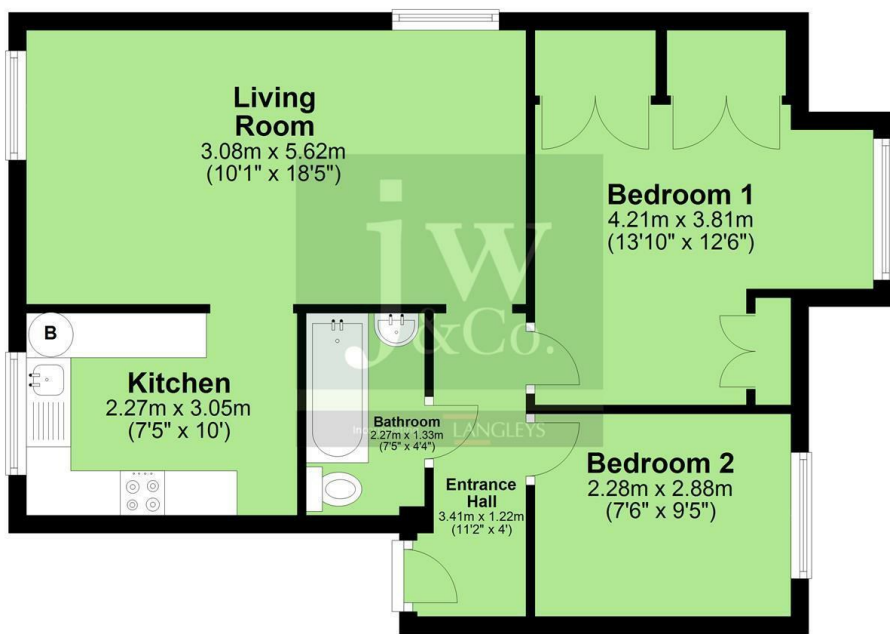


**JW&Co St Albans**  
**3 London Road, St Albans, Hertfordshire, AL1 1LA**  
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**First Floor**

Approx. 53.3 sq. metres (573.7 sq. feet)



Total area: approx. 53.3 sq. metres (573.7 sq. feet)

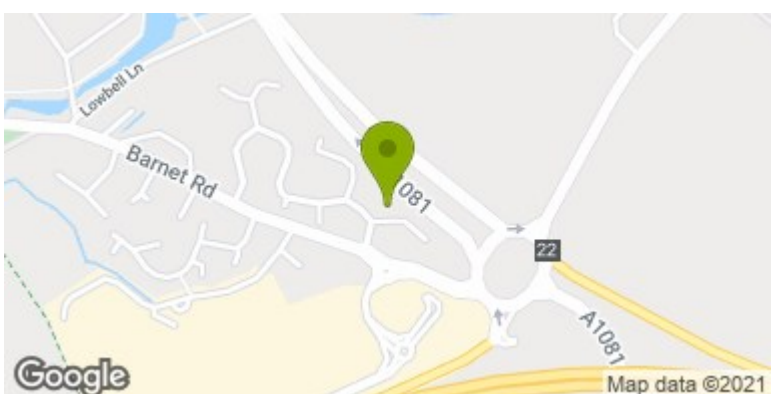
**LIVING ROOM:**  
5.62m x 3.08m (18'5" x 10'1")

**KITCHEN:**  
3.05m x 2.27m (10'0" x 7'5")

**BEDROOM ONE:**  
3.81m x 4.21m (12'5" x 13'9")

**BEDROOM TWO:**  
2.88m x 2.28m (9'5" x 7'5")

**BATHROOM:**



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>		67	78

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>		77	83