

Cotlandswick

London Colney, AL2 1EH

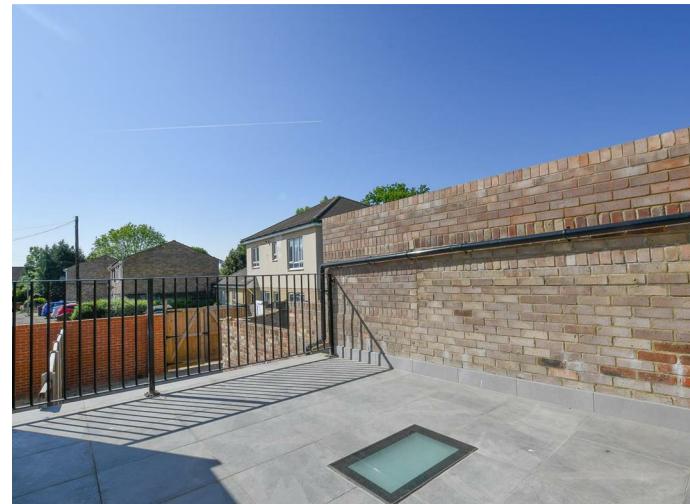


Cotlandswick

London Colney, AL2 1EH

£1,695 PCM

- Available NOW
- Two Bedrooms
- End Terrace House
- Open Plan Living Room & Kitchen
- Basement With Access To Garden
 - Balcony
 - On Street Parking
 - Gas & Electric Heating
 - Family Shower Room & WC
- Council Tax Band TBC (estimated D)





Cotlandswick

London Colney, AL2 1EH

A newly built two-bedroom mid-terraced house, located in the popular area of London Colney, within walking distance of local amenities and well-regarded schools.

The property features a spacious open-plan living room and kitchen, with direct access to a balcony overlooking the garden. Additional accommodation includes a basement room with access to a private patio and WC. On the first floor, there are two bedrooms and a modern family shower room.

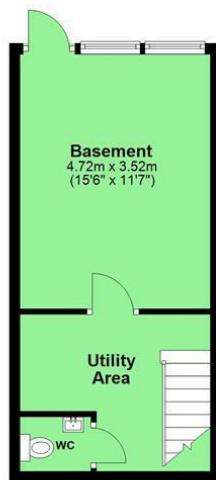
The property is offered unfurnished and benefits from on-street parking.

Available NOW

Five week deposit = £1955.00



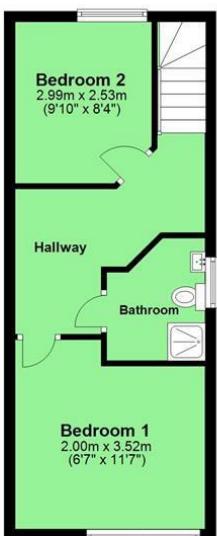
Basement
Approx. 27.2 sq. metres (292.7 sq. feet)



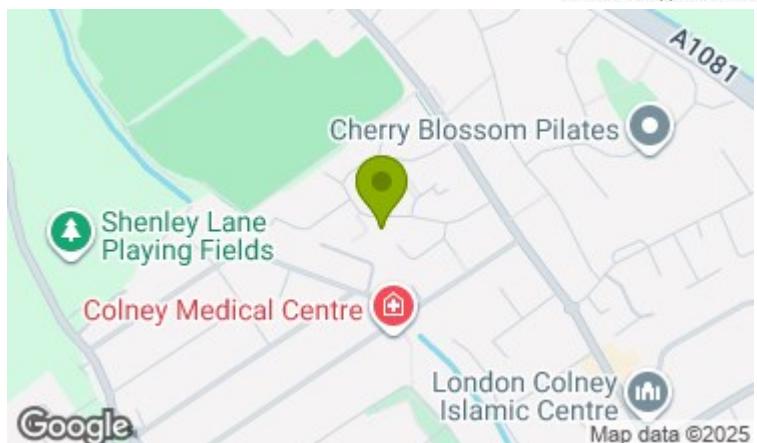
Ground Floor
Approx. 35.6 sq. metres (383.2 sq. feet)



First Floor
Approx. 33.1 sq. metres (355.8 sq. feet)



Total area: approx. 95.9 sq. metres (1031.7 sq. feet)



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			
England & Wales		EU Directive 2002/91/EC	

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

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