

Cotlandswick

London Colney, AL2 1EH

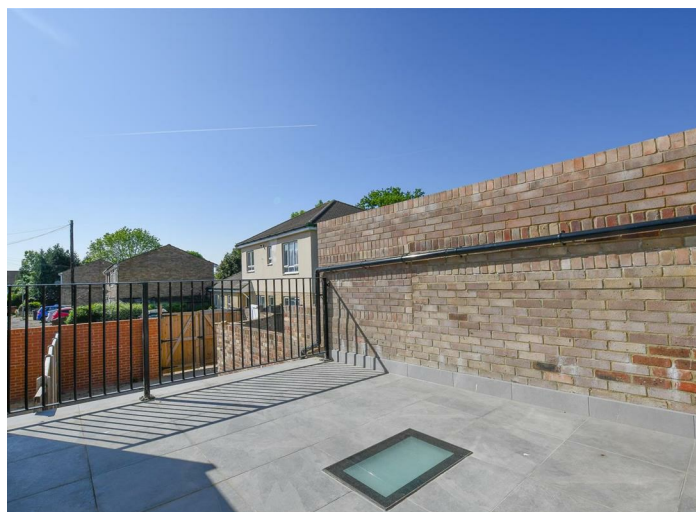


Cotlandswick

London Colney, AL2 1EH

£1,750 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.

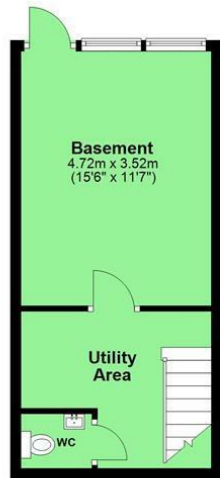
The property is offered unfurnished and benefits from on-street parking.

Available NOW

Five week deposit = £2019.00



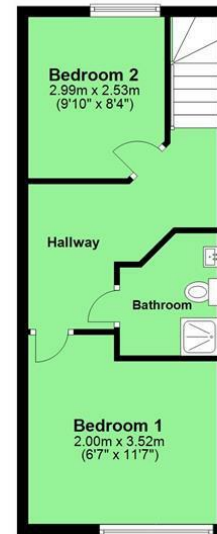
Basement
Approx. 27.2 sq. metres (292.7 sq. feet)



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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