



## FLOWERS WAY, LU1

**£1,100 pcm**

Do you work in London but are looking to escape the big smoke for your evenings and weekends? Do not worry, this property is well located allowing you to be at St Pancras International within less than 40 minutes. Do you work in Luton Town Centre? You will be amongst the hustle and bustle with the wide range of shops, bars, eateries and restaurants



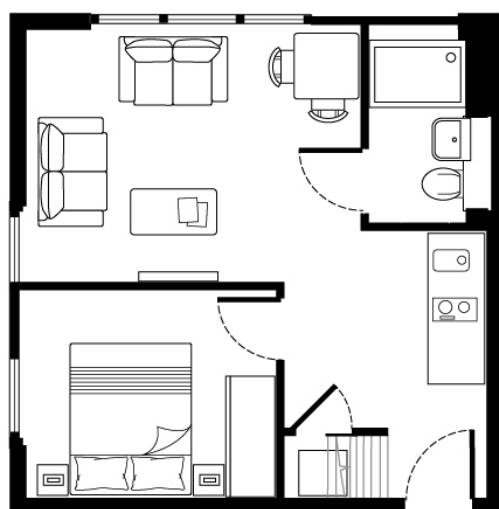
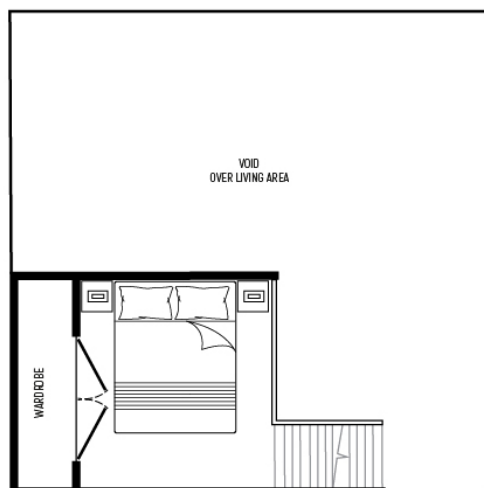
## ABOUT THE HOME

Do you work in London but are looking to escape the big smoke for your evenings and weekends? Do not worry, this property is well located allowing you to be at St Pancras International within less than 40 minutes. Do you work in Luton Town Centre? You will be amongst the hustle and bustle with the wide range of shops, bars, eateries and restaurants that Luton has to offer. Do you like the quieter way of life? The development is situated within easy reach of a variety of parks and outdoor spaces, including Stockwood Park and Wardown Park. ||This exceptional third floor apartment is perfect, whether you work from home, fancy yourself as a budding new author and need a space to write that new best-seller, or simply just want a place to escape and browse your favourite internet sites. The property is offered furnished to a very high standard, with plenty of built in storage, including a









|                                   |             |               |
|-----------------------------------|-------------|---------------|
| LIVING/DINING AREA<br>INC KITCHEN | 4.9 x 5.7 m | 16'0" x 18'7" |
| BEDROOM                           | 2.6 x 3.1 m | 8'6" x 10'2"  |
| GALLERY BEDROOM                   | 2.6 x 2.4 m | 8'6" x 7'10"  |
| LOWER AREA                        | 32.7 sq.m.  | 352 sq.ft.    |
| GALLERY AREA                      | 8.5 sq.m.   | 91 sq.ft.     |
| TOTAL AREA:                       | 41.2 sq.m.  | 443 sq.ft.    |

## LiFE RESIDENTIAL

71 Drayton Park, London, N5

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Sales: 020 3838 8666

Lettings: 020 7359 4488

Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.