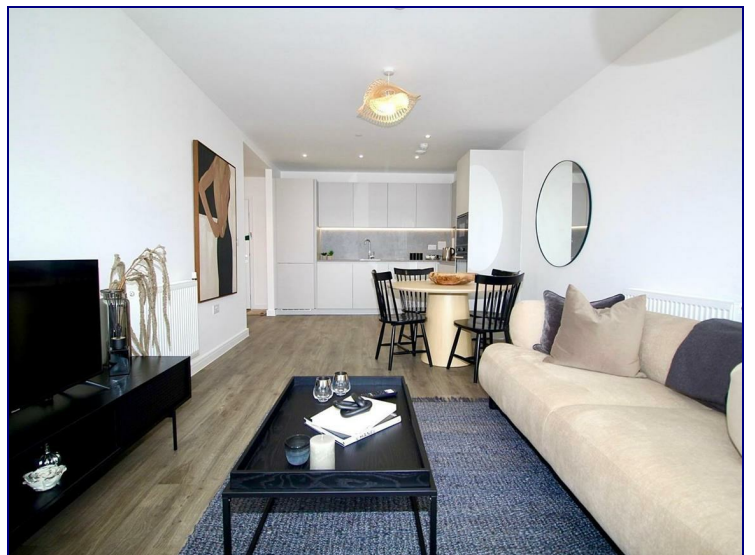
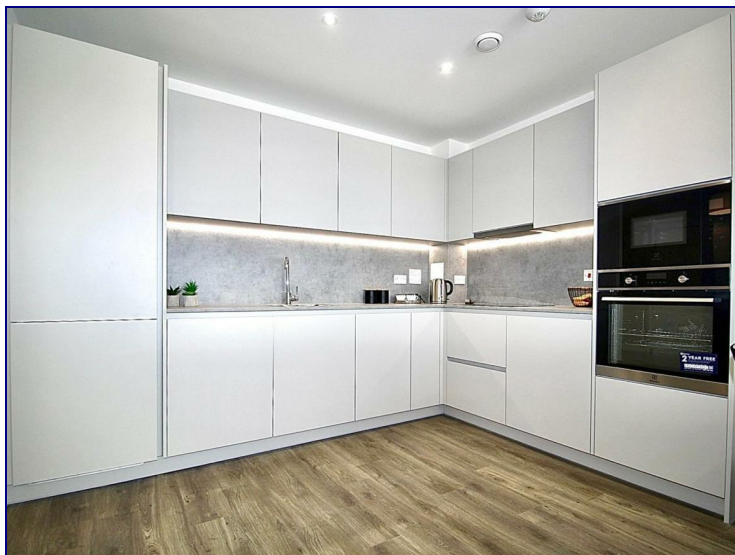




www.kings-group.net

23 Silver Street
Enfield Town EN1 3EF
Tel: 0208 3669 717

31 Bloomsbury Avenue, London, N14 4FR



£2,600 PCM

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

Available 1st 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

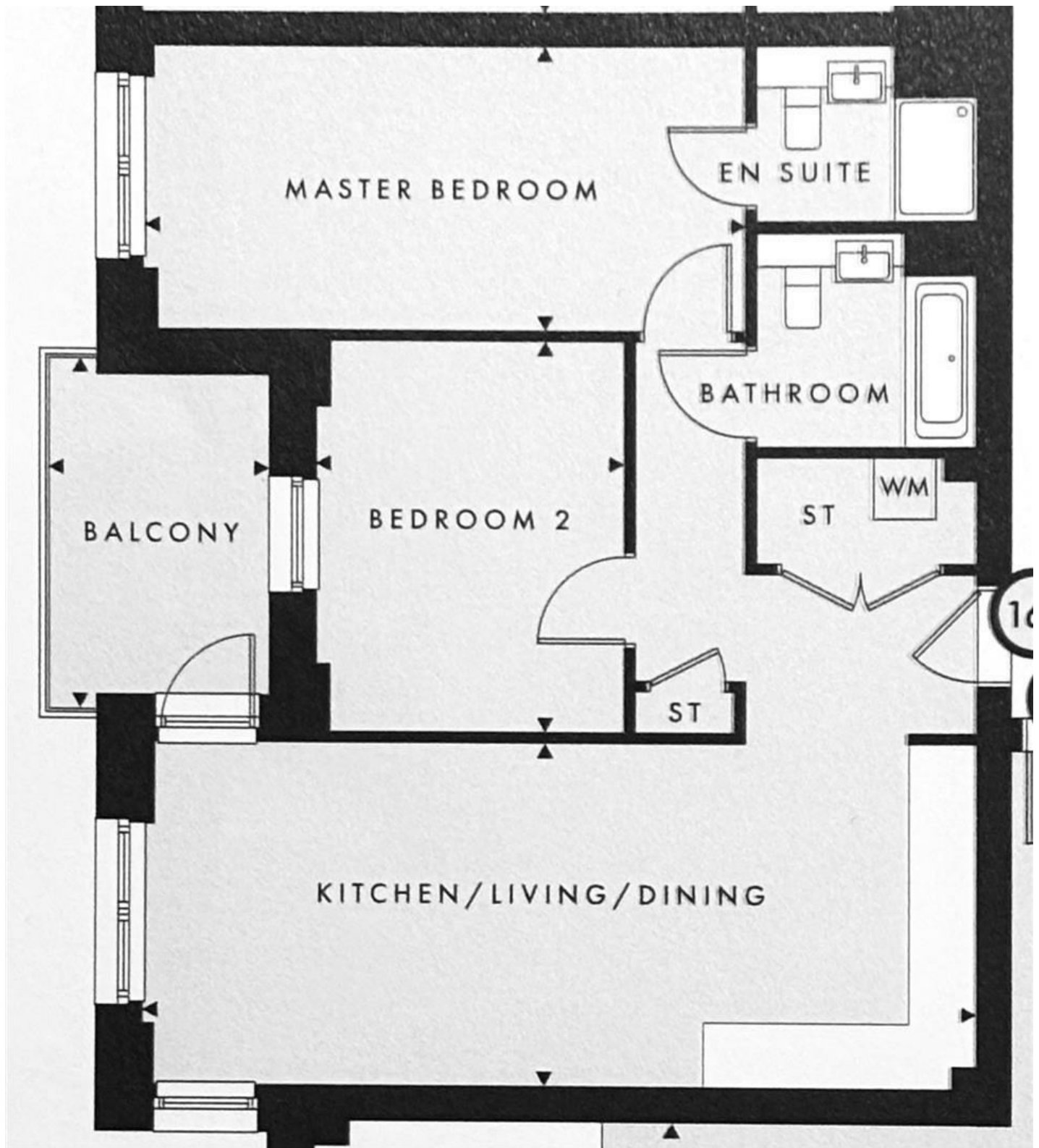
Kitchen/Living/Dining
26'8" x 11'1" (8.13 x 3.39)

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) 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		83	83
		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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