



[www.kings-group.net](http://www.kings-group.net)

326 Mare Street  
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## Queen Elizabeths Close, London, N16 0HP



**£1,600 Per Month**

A beautifully presented two double bed roomed flat situated on the third floor. Located in the heart of Stoke Newington with easy access to shops, bars and cafés of Church Street, just 15 mins walk from Finsbury Park tube which provides easy access into the city. Set in private grounds of a no through road, The property has been newly refurbished throughout and consists of a spacious living room with access to a balcony, separate fully fitted kitchen, two double bedrooms, separate Wc and tiled bathroom.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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