



Flat 3 Bergamot House 52 Rowantree Road, Enfield, EN2 8PW

- Under floor heating
- Gated parking with parking for two cars
- Three ensuites
- Utility room
- Kitchen/diner
- Juliet balcony

An exciting opportunity to LET this three double bedroom luxury basement apartment situated in a newly built block of just 10 apartments. The property is situated behind secured gated entrance and benefits from a large communal entrance hall, lift access to all floors, parking for two cars, integrated Siemens appliances, kitchen/lounge, under floor heating, patio area and much much more. The development is situated just off Enfield Ridgeway and is within easy access to rail stations, bus routes, schools and road networks.

Call now to view!

£3,100 PCM

17 College Road, Cheshunt, Hertfordshire, EN8 9LS

Tel: 01992 620101 | lets@lanesproperty.co.uk | www.lanesproperty.co.uk



| 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 | | |



17 College Road, Cheshunt, Hertfordshire, EN8 9LS

Tel: 01992 620101 | lets@lanesproperty.co.uk | www.lanesmk.co.uk