



246 Edinburgh House Edinburgh Gate, Harlow, CM20 2TJ

AVAILABLE IN MAY! This stylish two-bedroom, UNFURNISHED top floor APARTMENT is located in this very impressive Conran-designed building, totally transformed into a completely private residential development. This stunning property faces over the Harlow.

Whilst the property is completed to a high specification, its other benefits are an open plan LOUNGE/KITCHEN area with integrated appliances, 3 piece bathroom, en-suite to bedroom one, PARKING for one car, small BALCONY area, double glazing throughout, a visual entry system and a dedicated House Manager.

Tenant Requirements:

This property requires a household income of £34,500 per year+

£1,150

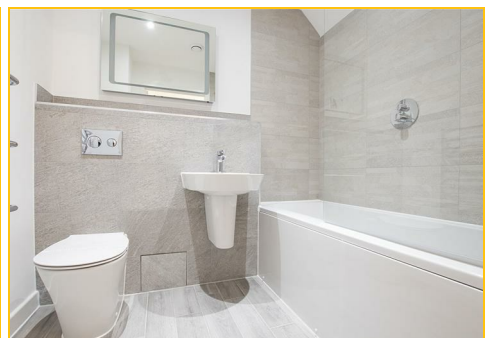
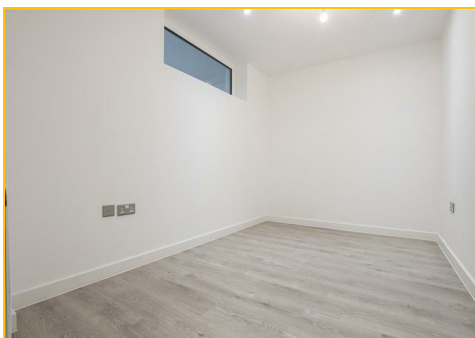
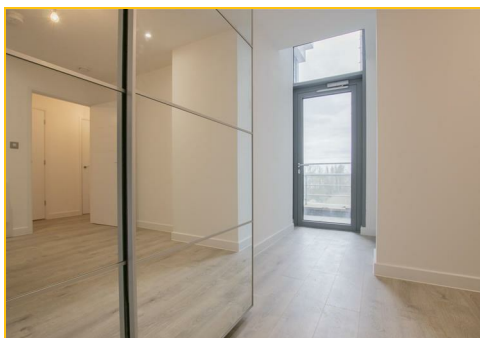
17 College Road, Cheshunt, Hertfordshire, EN8 9LS

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		56	56
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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