



ENGEL JACOBS
LONDON+HERTS



- **Top Floor Flat**
- **Large Lounge**
- **Newly Decorated**
- **Separate Sleeping Area**
- **Separate Kitchen**
- **Communal Garden**



Plowman Close
London

Monthly Rental Of
£875

Front

Living Room 14' 2" x 9' 6" (4.31m x 2.89m)

Carpeted throughout, storage heater, double glazed windows to rear aspect overlooking communal garden

Bedroom 9' 2" x 8' 10" (2.79m x 2.69m)

Carpeted throughout, fitted wardrobe with sliding doors

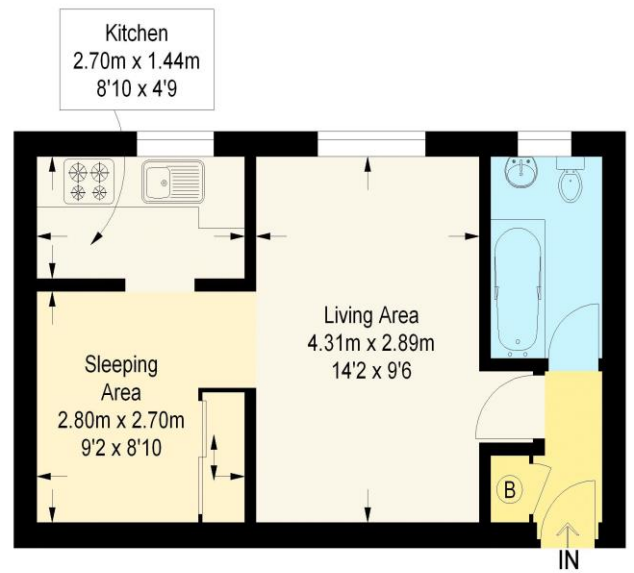
Kitchen 8' 10" x 4' 9" (2.69m x 1.45m)

Vinyl floor, Lamona oven and hob, Indesit washer/dryer, Beko fridge/freezer, fitted units both wall mounted and base, double glazed windows to rear aspect overlooking communal garden

Bathroom

Vinyl floor, partly tiled, bath with overhead shower unit, low level WC, pedestal hand wash basin with mixer tap, double glazed window to rear aspect, vanity unit

Garden



Second Floor



Plowman Close

Approximate Gross Internal Area
32.0 sq m / 344 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID294684)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		72	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C		64	69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		