



Montmorency

£2,000 pcm

Presenting a spacious two double-bedroom, two-bathroom property filled with an abundance of natural light, complimented by a large balcony and a modern kitchen with new appliances throughout.

Features include; two bathrooms - an en-suite & a three-piece main, a separate living area, a spacious balcony, lots of storage space, large double glazed windows, modern appliances, and bike storage.

Just a 7 minute walk to the Arnos Grove Station (Piccadilly Line -0.3 Miles). Offered Part Furnished, Available 16th of September.

- Two Spacious Bedrooms
- Two Bathrooms
- Balcony
- 73.89 Sqm / 795.35 Sqft
- EPC: B
- Offered Part Furnished
- Arnos Grove Tube (7 Min Walk) Available 16th of September





















Energy Efficier	ncy Rating		
		Current	Potent
Very energy efficient - low	ver running costs		
(92-100)			
(81-91) B		85	85
(69-80)	25		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)		G	
Not energy efficient - highe	r running costs		
England, Scotland	& Wales	EU Directiv 2002/91/EC	

Agent's Note:

Whilst Care has been excercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

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