



# ENGEL JACOBS

## LONDON+HERTS



- 3 Bedrooms
- Fully Fitted Kitchen
- One Parking Space
- 2 Bathrooms (1 En-Suite)
- Terrace
- Furnished



**Airco Close**  
London

**Monthly Rental Of**  
**£2,000**

### Entrance Hall

Hardwood flooring throughout, spotlights, video entry phone

### Bedroom 1 15' 3" x 14' 1" (4.64m x 4.29m)

Carpeted floor throughout, fitted wardrobes, radiator, double glazed windows to side aspect.

### En-suite 7' 3" x 4' 11" (2.21m x 1.50m)

Tiled floor, partly tiled walls, low level WC, fitted wash basin with mixer tap, shower cubicle with overhead rain shower and handheld shower, heated towel rail, spotlights.

### Bedroom 2 11' 9" x 10' 10" (3.58m x 3.30m)

Carpeted floor throughout, radiator, double glazed windows to side and rear aspects.

### Bedroom 3 11' 9" x 9' 1" (3.58m x 2.77m)

Carpeted floor throughout, radiator, double glazed window to side aspect.

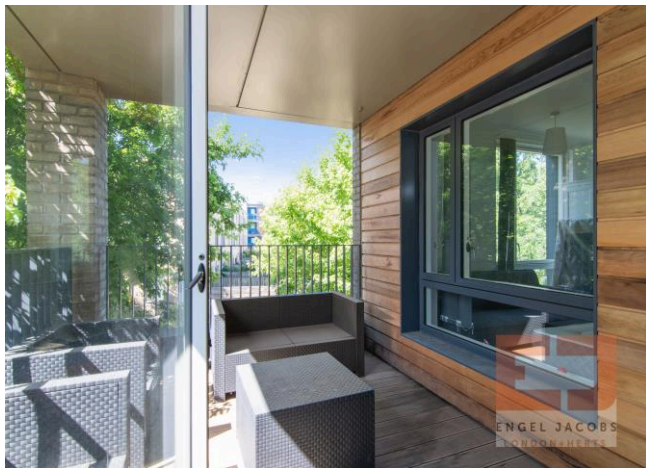
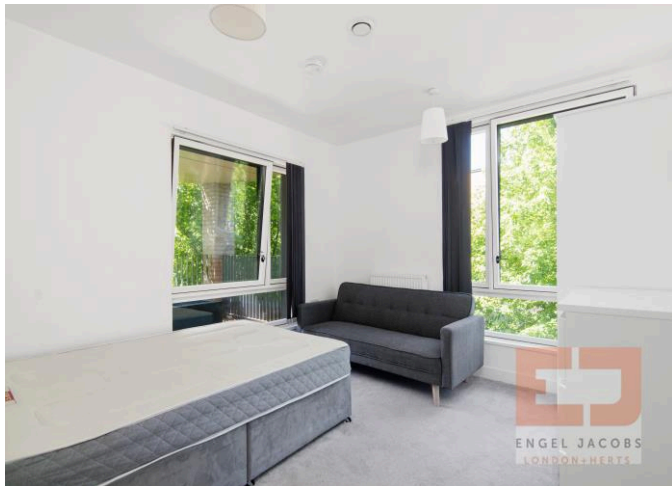
### Family Bathroom 7' 6" x 6' 8" (2.28m x 2.03m)

Tiled floor throughout, partly tiled walls, low level WC, fitted wash basin with mixer tap, bath with overhead rain shower, spotlights, heated towel rail.

### Kitchen/Diner/Reception 20' 9" x 14' 1" (6.32m x 4.29m)

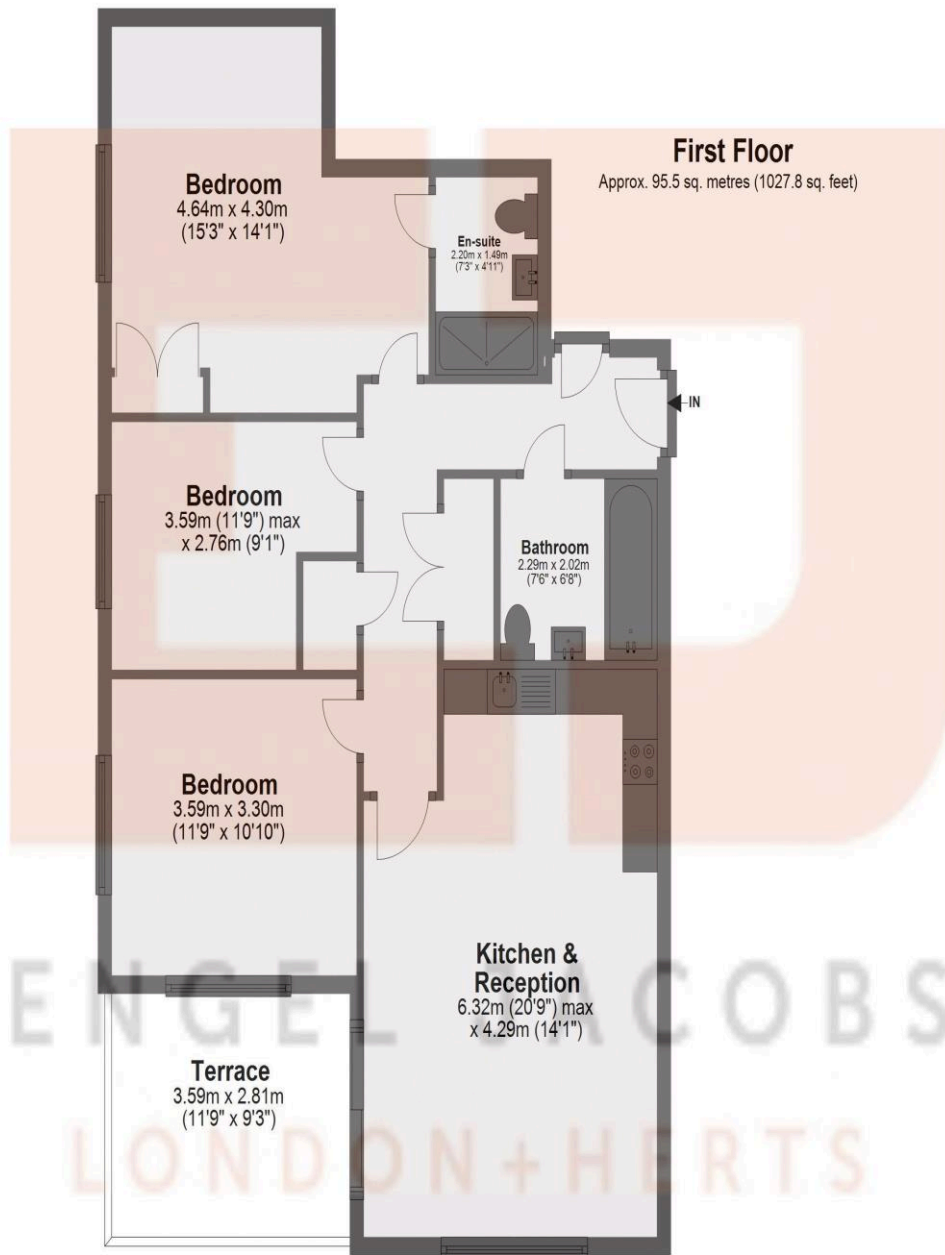
Hardwood floor throughout, fully fitted units both wall mounted and base, integrated AEG double oven, integrated Zanussi dishwasher, integrated Zanussi fridge freezer, AEG induction hob, spotlights, radiator, double glazed windows to rear aspect, double glazed doors to side aspect and terrace.

### Terrace 11' 9" x 9' 3" (3.58m x 2.82m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		87	87
(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>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address:  
Bamboo Apartments, 170 Airco Close



Total area: approx. 95.5 sq. metres (1027.8 sq. feet)