



ENGEL JACOBS
LONDON+HERTS



- **Ground Floor Flat**
- **2 Bedrooms**
- **2 Bathrooms**
- **Kitchen/Reception**
- **Private Terrace**
- **Underground Parking Space**



Brightwen Grove
Stanmore

Monthly Rental Of
£1,450

Entrance Hall

Wood flooring throughout, video entry phone, radiator, coat cupboard, 2 storage cupboards.

Master bedroom 11' 0" x 8' 11" (3.35m x 2.72m)

Wood flooring throughout, 2 built in double wardrobes, double glazed windows to rear aspect, radiator.

En-suite

Tiled floor, partly tiled walls, low level WC, pedestal wash basin with mixer tap, shower cubicle with rain shower, heated towel rail, mirrored storage cabinet, spotlights.

Bedroom 2 12' 2" x 8' 8" (3.71m x 2.64m)

Wood flooring throughout, double glazed windows to rear aspect, radiator.

Bathroom 6' 11" x 6' 11" (2.11m x 2.11m)

Tiled floor, partly tiled walls, low level WC, pedestal wash basin with mixer tap, bath with handheld shower, spotlights, heated towel rail, mirrored storage cabinet.

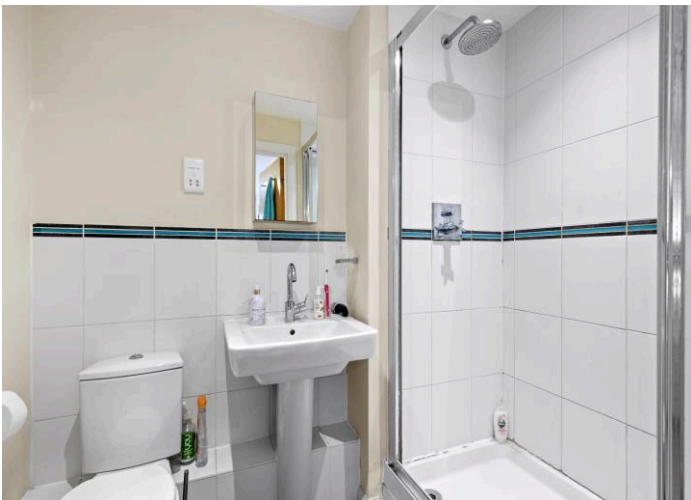
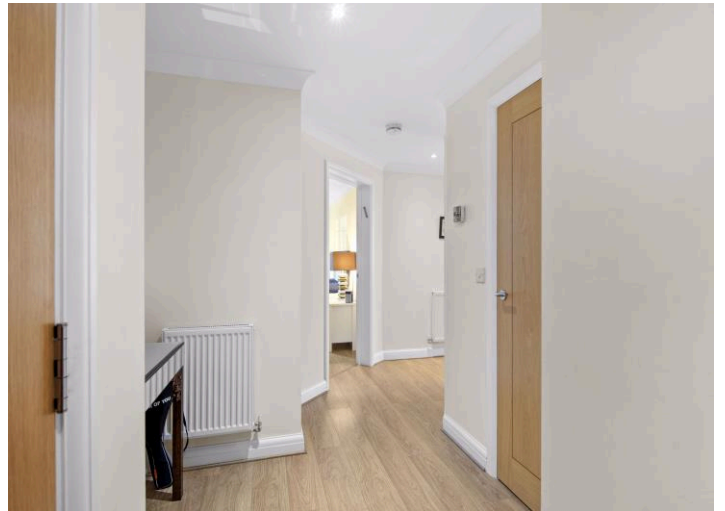
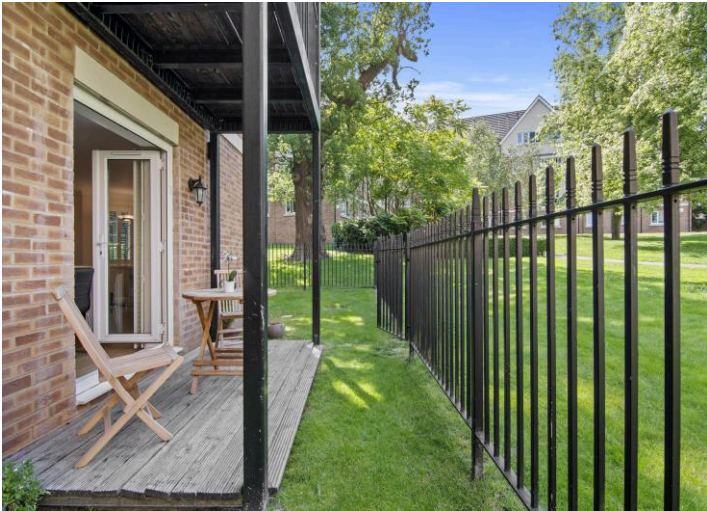
Kitchen/Reception 25' 9" x 12' 5" (7.84m x 3.78m)

Reception: Wood flooring throughout, radiator, double glazed windows and doors to rear aspect, spotlights, double glazed doors to side aspect and private terrace.

Kitchen: Tiled floor, fully fitted units both wall mounted and base, ample work surface area, integrated De Dietrich fridge/freezer, De Dietrich single oven and gas hob, integrated Beko dishwasher, integrated Beko washer/dryer, spotlights.

Terrace

Enclosed decked and grass area.

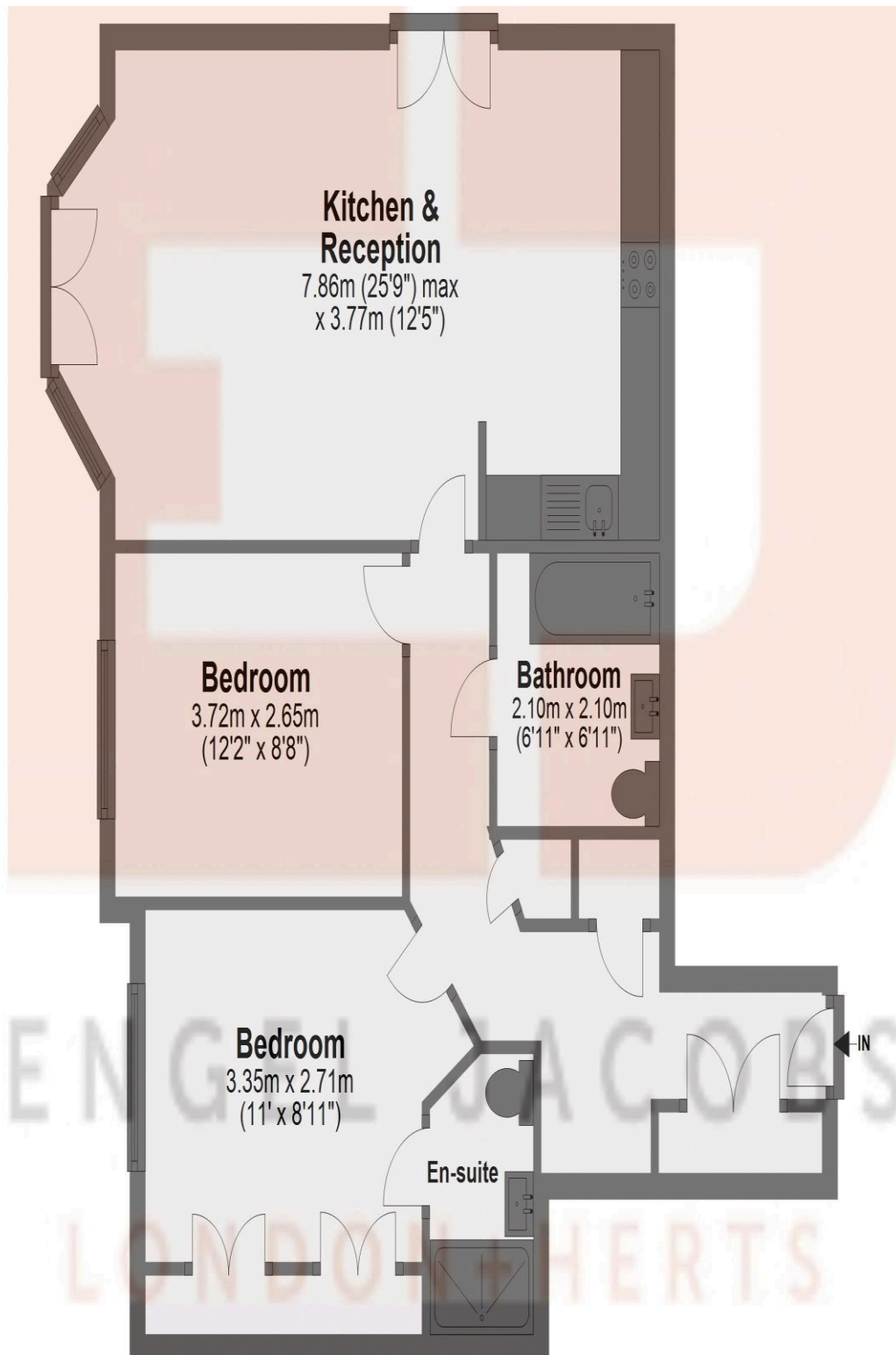


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	82	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Brighton Grove, S16 5JH

Ground Floor

Approx. 70.8 sq. metres (761.7 sq. feet)



Total area: approx. 70.8 sq. metres (761.7 sq. feet)

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.