



## 53 Cosmopolitan Court, 67 Main Avenue, Enfield, EN1 1GD

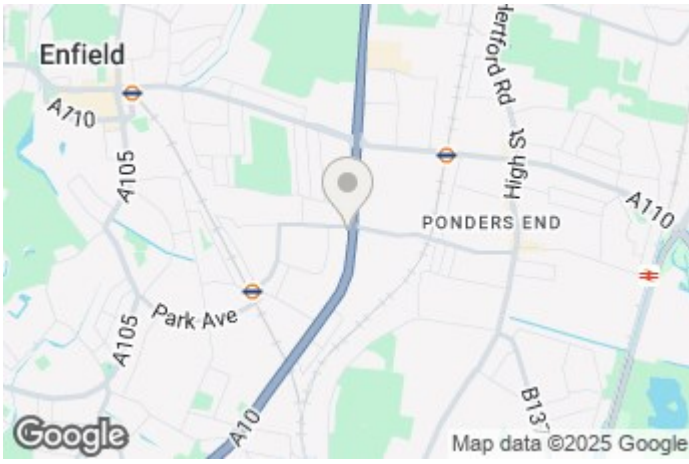
### ■ LET BY LANES LETTINGS

AVAILABLE NOW! Lanes Lettings are delighted to offer this charming studio apartment located in the popular Cosmopolitan Court. Positioned on the third floor of a gated development, this property offers a unique layout with a separate sleeping area, providing both comfort and privacy with the added benefit of a Monday-Friday Concierge.

The studio features a well-appointed reception, equipped kitchen area, shower room and good size sleeping area with fitted wardrobes. The property comes with ONE ALLOCATED PARKING SPACE.

One of the standout features of this apartment is its prime location. It is just a short distance from Bush Hill Park Train Station and Southbury Road Train Station, making commuting to central London and beyond a breeze. Additionally, the property benefits from easy access to the A10, providing excellent road links for those who prefer to drive.

# £1,250 PCM



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

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

