

# JAMES • KEI

LONDON




Long Lane, London N3  
£1,500 pcm

**\*AVAILABLE 20TH JULY\***

A spacious second floor one bedroom flat situated close to London transport, local amenities and moments away from Victoria Park.

- Double Glazing
- Fitted Bathroom
- Fitted Kitchen
- Carpet Throughout
- Gas Cooker
- Washing Machine

# Energy Efficiency Rating

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

|                        |  |
|------------------------|--|
| Viewing                | Strictly by appointment with James Kei London - Head Office Telephone<br>02034880310 |
| Reference              | RL0005   |
| Additional Information | Deposit: £1,730.76<br>Holding Deposit: £346.15                                       |

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.