

**STATONS**



# Bergamot House

Rowantree Road



**Bergamot House**  
**Rowantree Road**  
**Enfield**  
**EN2 8GF**

AVAILABLE IMMEDIATELY. This wonderful penthouse located in this recently developed block, is accessible via its own lift directly into the property. Offering 3 double bedrooms all with ensembles and fitted wardrobes, a separate guest WC, modern fitted kitchen with doors opening into a lounge area. 2 private balconies and a large private terrace. Set behind gates with allocated parking and use of communal gardens.

The property is available furnished if required, please request monthly rental for a fully furnished property. Currently offered unfurnished/furnished

Council Tax Band F  
Enfield Council  
5 weeks deposit





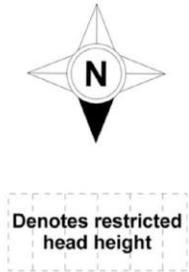
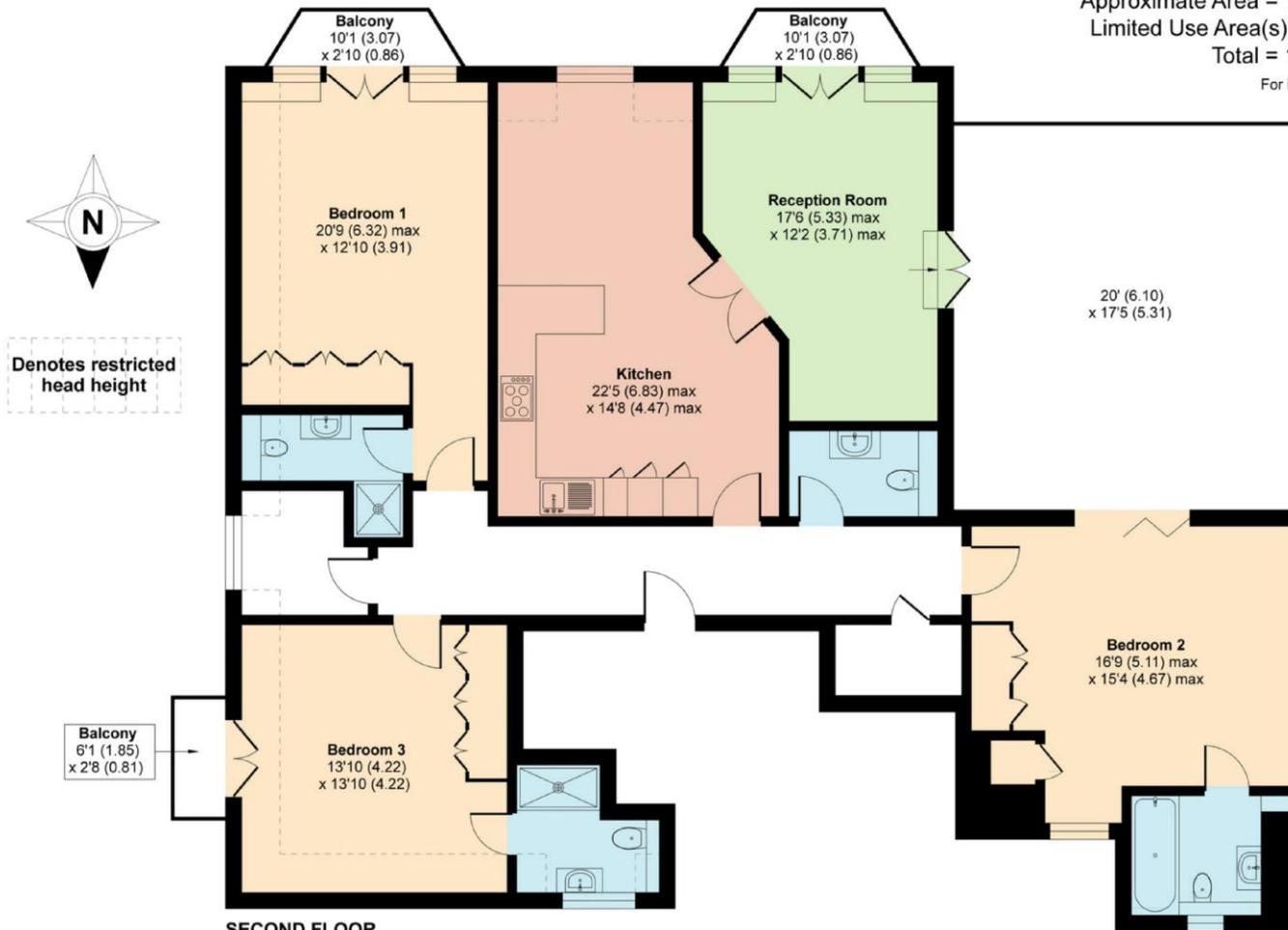






# Rowantree Road, Enfield, EN2

Approximate Area = 1454 sq ft / 135 sq m  
 Limited Use Area(s) = 119 sq ft / 11 sq m  
 Total = 1573 sq ft / 146 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	82	82
(81-91)	<b>B</b>		
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Statons. REF: 686283

**DISCLAIMER:** In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All size are approximate. All dimensions include wardrobe spaces where applicable.

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**STATONS  
PREMIER LETTINGS**

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