



## CHARLOTTE COURT, EAST BARNET ROAD,

£2,200 PCM

\* VIRTUAL TOUR AVAILABLE \* WATER & GAS INCLUDED! \* Goldman Greg are delighted to offer this two bedroom luxury apartment set within Charlotte Court finished to an extremely high quality and specification throughout.

The living room comprises a walnut floor complementing grey metallic bi-fold doors leading to a balcony with scenic views. Italian white gloss and walnut fitted kitchen with black granite worktops complement the integrated Bosch appliances (single oven, hob, extractor hood, microwave oven, dishwasher, washer/dryer).

A similar high standard is maintained throughout, with dimmable LED lighting, fitted wardrobes, video entry system and a lift to all floors being highlights.

There is also a brand new state of the art gym located within the development which residents can sign up to (fees apply).

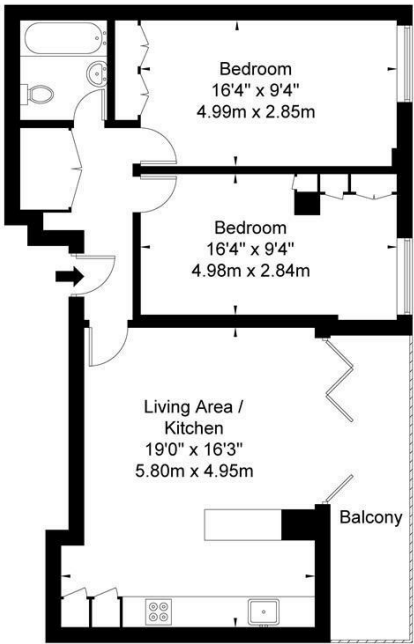
Available from the 11th May 2024, early viewings are highly recommended.



Goldman Greg

Charlotte Court East Barnet Road Barnet EN4 8QZ

Approx Gross Internal Area = 68.3 sq m / 735 sq ft



Fourth Floor

Ref

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BLEU  
PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 78                      | 78        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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