



## CHARLOTTE COURT, EAST BARNET ROAD,

£365,000

Goldman Greg are delighted to offer for sale this stunning two bedroom, third floor luxury apartment set within Charlotte Court. The apartment is finished to an extremely high quality throughout.

The property offers an open plan living room and kitchen. The spacious living room features elegant walnut flooring and stylish grey metallic bi-fold doors that open onto a private balcony, providing an ideal space for relaxing or entertaining.

The Italian-designed kitchen combines white gloss and walnut units with striking black granite worktops and comes fully fitted with integrated Bosch appliances, including a single oven, hob, extractor hood, microwave oven, dishwasher, and washer/dryer.

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



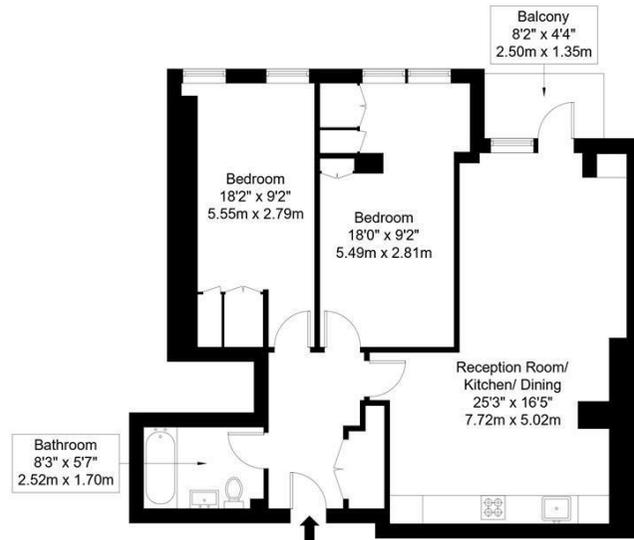
Goldman Greg

# East Barnet Road, EN4 8QZ

Approx Gross Internal Area = 75.91 sq m / 817 sq ft

Balcony = 3.37 sq m / 36 sq ft

Total = 79.28 sq m / 853 sq ft



Third Floor

Ref :

Copyright **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.  
Copyright @ BLEUPLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</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			
<b>England &amp; Wales</b>		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

Goldman Greg  
143 Leman Street  
London  
E1 8EY

02079770018  
leads@goldmangreg.co.uk  
www.goldmangreg.co.uk

