



## CHARLOTTE COURT, EAST BARNET ROAD, EN4

£2,150 PCM

Goldman Greg are delighted to offer this fourth floor, 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 appliances.

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

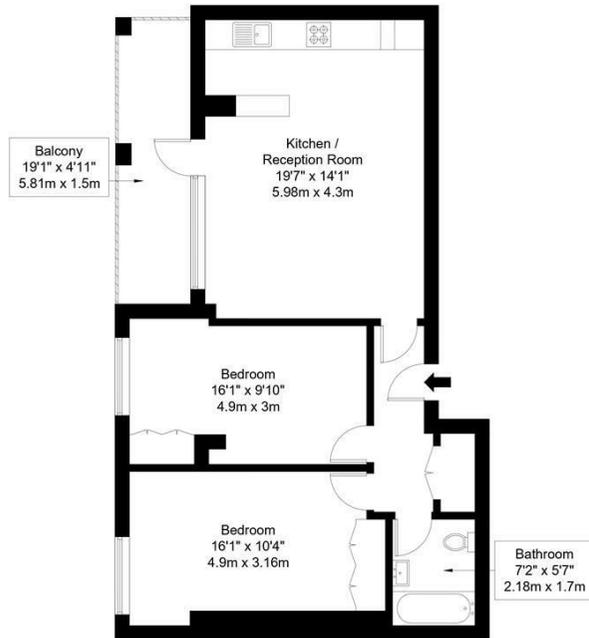
A range of independent shops, coffee bars, restaurants and traditional pubs are on your doorstep. Barnet High Street with the popular Spires Shopping Centre and Everyman Cinema are within easy reach.



Goldman Greg

# Charlotte Court, EN4 8QZ

Approx Gross Internal Area = 70.2 sq m / 756 sq ft  
 Balcony = 8.7 sq m / 94 sq ft  
 Total = 78.9 sq m / 849 sq ft



Fourth Floor

Ref :

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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. Maximum lengths and widths are represented on the floor plan. 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) <b>A</b>			
(81-91) <b>B</b>		<b>82</b>	<b>82</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

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