



## CHARLOTTE COURT, EAST BARNET ROAD,

£2,150 PCM

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.

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



#### 2 BEDROOM APARTMENT

|                  |                  |                |
|------------------|------------------|----------------|
| Living / Kitchen | 5.89m x 4.51m    | 19'4" x 14'10" |
| Bedroom 1        | 5.24m x 3.28m    | 17'2" x 10'9"  |
| Bedroom 2        | 4.91m x 2.84m    | 16'1" x 9'4"   |
| Total            | 67m <sup>2</sup> |                |



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (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 |                         |           |
| <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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