

## CHARLOTTE COURT, EAST BARNET ROAD,

£495,000

Goldman Greg are delighted to offer this two double 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 state of the art gym located within the development which residents can sign up to (fees apply) and this apartment is being sold with a designated parking space.



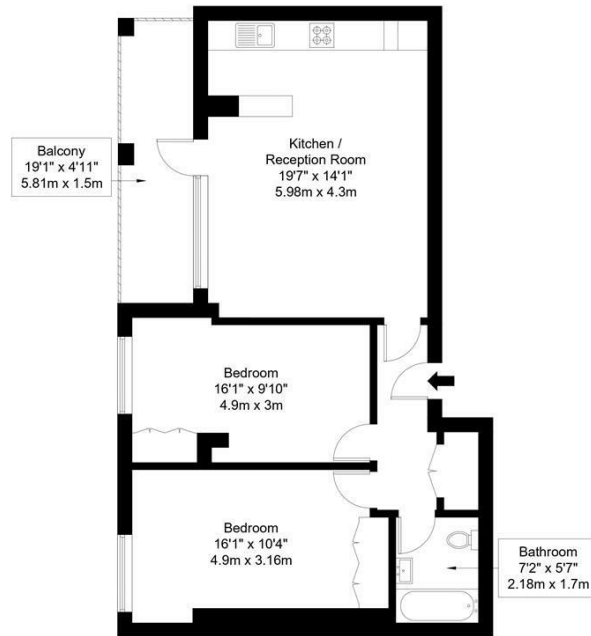
Goldman Greg

## 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



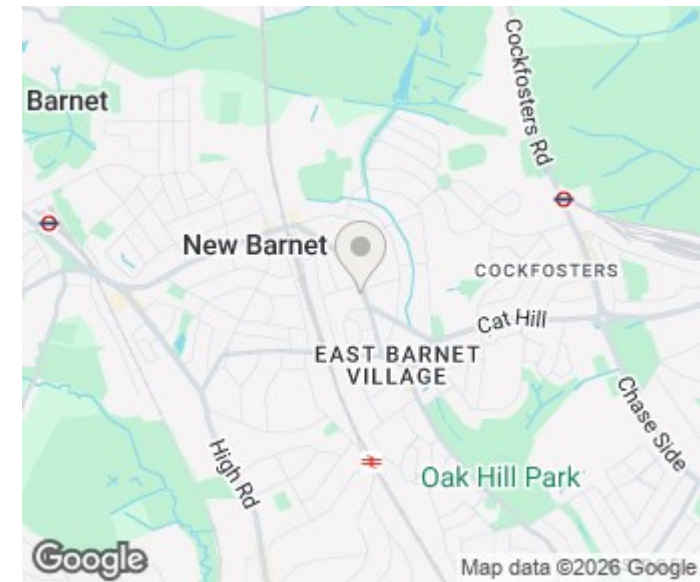
Fourth Floor

Ref :

Copyright

**B L E U**  
**P L A N**

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.  
Copyright © BleuPlan



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

Goldman Greg  
143 Leman Street  
London  
E1 8EY

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

