



## EAST BARNET ROAD, BARNET, EN4

£2,400 PER CALENDAR

\* BRAND NEW HIGH SPECIFICATION PENTHOUSE APARTMENT \* Goldman Greg are delighted to offer this newly built two double bedroom, two bathroom luxury penthouse apartment located within Charlotte Court on East Barnet Road.

The property benefits from a wrap around balcony, a fully fitted kitchen with built in appliances and air conditioning perfect for the summer months!

Water and Gas are also included within the monthly rent.

Offered on a fully furnished basis and early viewings are highly recommended.

Available Now.



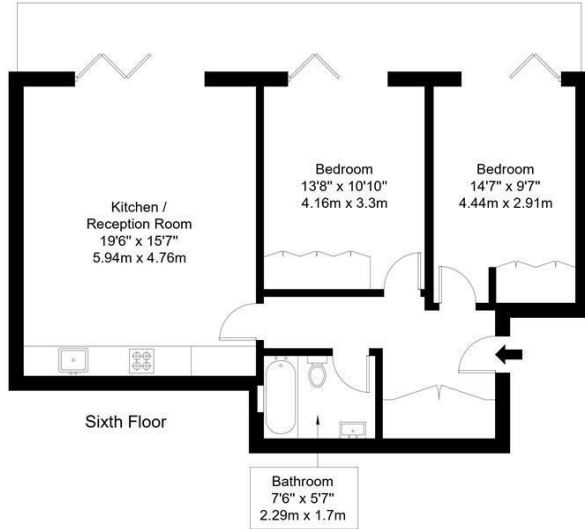
Goldman Greg

# East Barnet Road, EN4 8QZ

Approx Gross Internal Area = 68.8 sq m / 741 sq ft

Balcony = 16.2 sq m / 174 sq ft

Total = 85 sq m / 915 sq ft



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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