



**Russell Court
Barnet**



**£800 Per month
Per Calendar Month**

Conveniently located and perfect for commuters, this ground floor studio apartment is close to New Barnet mainline station and local cafes, restaurants, and shopping facilities. It offers direct access to London Kings Cross and Moorgate.

Available immediately.

- IDEAL FOR THE COMMUTER
- CONVENIENTLY LOCATED LOCAL CAFES, RESTAURANTS & SHOPPING FACILITIES
- STUDIO APARTMENT
- GROUND FLOOR
- DIRECT ACCESS TO LONDON KINGS CROSS & MOORGATE
- BATHROOM WITH SHOWER

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

Studio

19'11 x 11'5

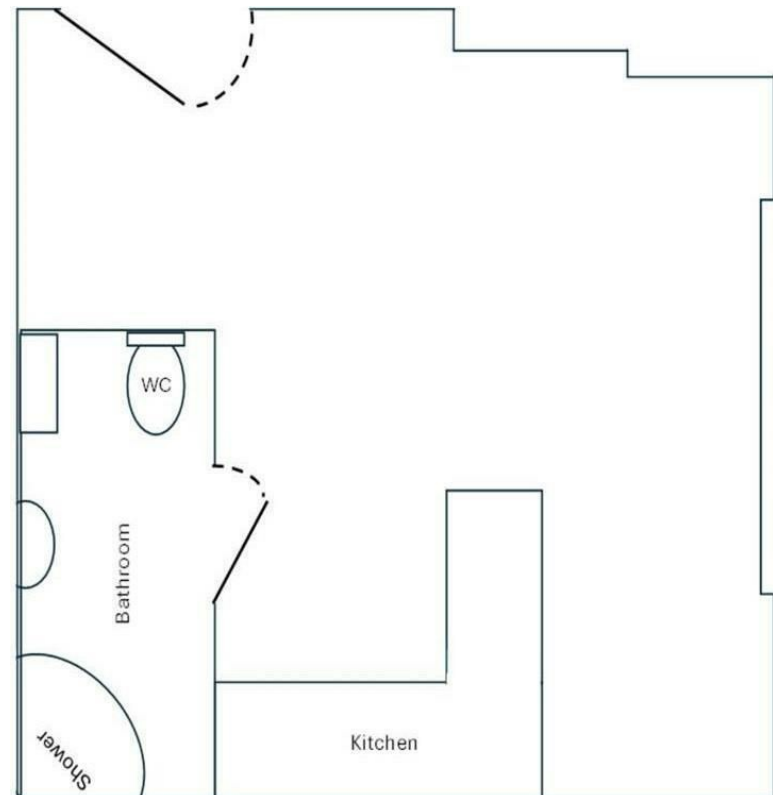
Entrance via hardwood door. Double glazed window to the front of the building. Kitchen area with a range of wall and base units with work surface over incorporating a stainless steel sink with mixer tap and electric hob with extractor fan over. Under counter fridge and washing machine.

two electric radiators. Flooring laid to laminate flooring. Door to bathroom

Bathroom

7'6 x 3'10

Suite comprising, Low flush WC, pedestal wash hand basin with mixer tap. Enclosed shower cubicle with shower. extensively tiled walls.



Floor plan not to scale

