



ABSOLUTE
PROPERTY

**Flat 6, 153, Charlotte Court East Barnet Road
Barnet, EN4 8QZ**

Offers In Excess Of £450,000



Absolute Property are please to offer this superb modern two bedroom apartment with a private balcony in the heart of Barnet, EN4. This property which is offered chain free has been finished to a very high spec throughout with modern interiors. Benefits include, bi folding doors from the Living room opening to a private balcony, open plan fully integrated kitchen. *Resident's Gym. The property is very conveniently located in the heart of Barnet. Viewing is Highly recommended to avoid disappointment.



Charlotte Court:

Charlotte Court, undoubtedly a statement building offering the best of luxury living. Second floor two double bedroom (723 sq.ft/68 sq.m) high energy efficient apartment with open plan living space, unique floor to ceiling windows and bi fold doors to the west facing balcony.

This bright and airy two bedroom luxury apartment has been finished to a very high standard.

The property includes a fully integrated kitchen with granite work tops with appliances and plenty of storage options.

Luxurious open plan living space with bi-folding doors leading onto a west facing balcony which offers an abundance of natural light furthermore the property is fitted with wardrobes and further benefits from walnut flooring and solid wood doors throughout.

Outside:

West facing balcony.

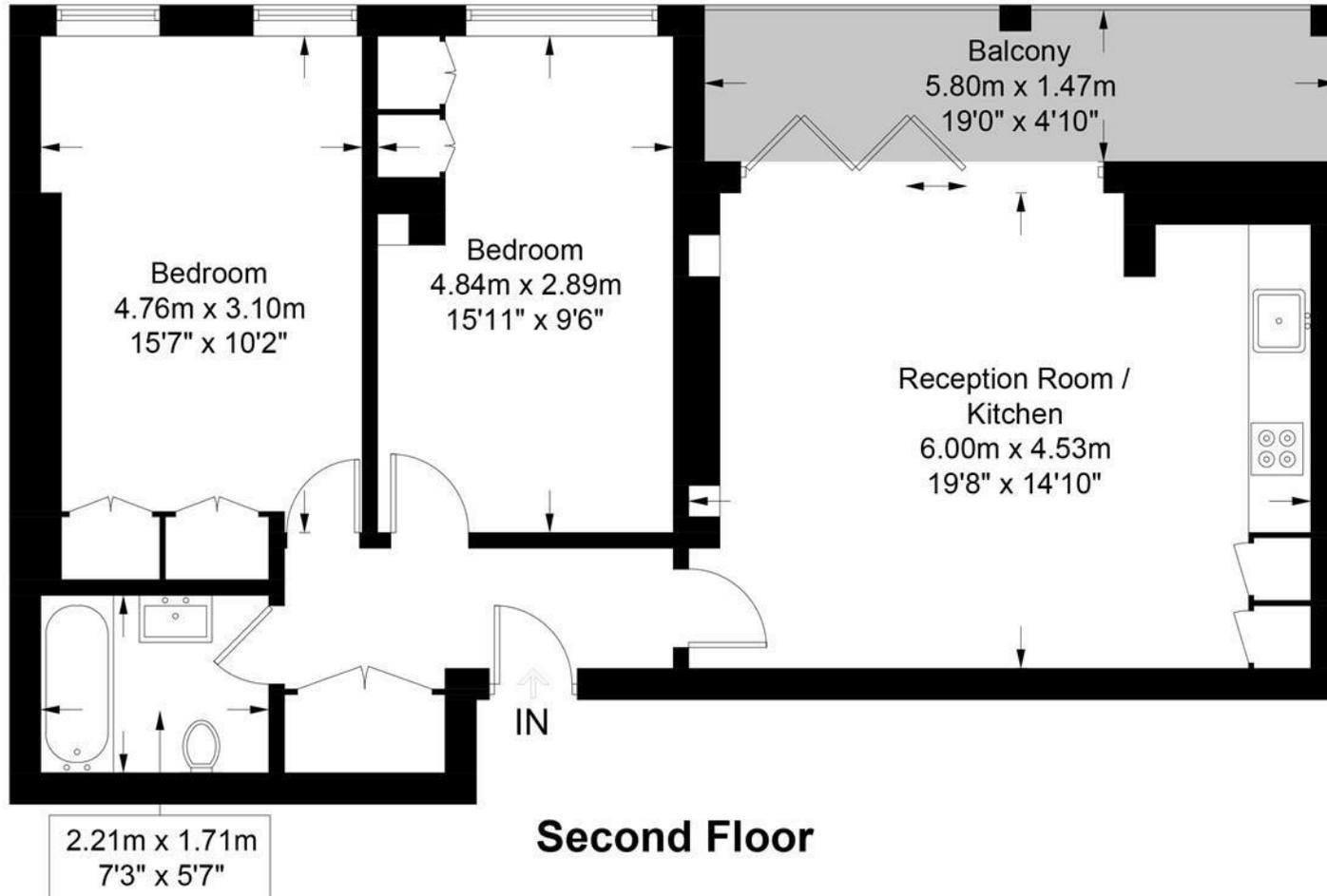
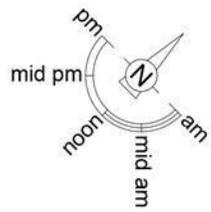
Situation:

Superbly located close to East Barnet village with its array of local eateries, coffee shops and independent grocery stores.

Within easy reach to New Barnet Overground Station with fast and frequent trains into Kings Cross and Moorgate.







This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|--|--|--|-----------|--|--|--|-----------|
| | | 73 | 73 | | | | |
| <small>Highly energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small> | | <small>EU Directive 2002/91/EC</small> | | <small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small> | | <small>EU Directive 2002/91/EC</small> | |

