



**Charlotte Court,
Barnet**



£1,800 Per month

Situated in a modern building conversion in Barnet, this well-presented 4th Floor apartment offers comfortable contemporary living with the convenience of lift access. The accommodation features a spacious open-plan living and kitchen area with direct access to a balcony to the rear, a well-proportioned double bedroom with built-in storage, a modern bathroom, and a useful utility/storage cupboard off the hallway. Heating & water included in the rent.

- Heating & water included
 - Lift access
 - Utility cupboard
 - Open-plan living
 - Private balcony
 - Fitted kitchen
- Integrated appliances
- Built-in wardrobe

Entrance Hallway

The entrance to the property is accessed via a timber door leading into the hallway, which is finished with laminate flooring and a double radiator. It features inset spotlights to the ceiling and a double storage cupboard working as a utility cupboard with a washing machine and shelving. Doors to:-

Bathroom

The bathroom features tiled flooring and part-tiled walls, with a suite comprising a tiled bath panel with a shower attachment and shower screen. Additional fixtures include a low-level WC, a vanity wash hand basin with drawers underneath, an extractor fan, inset spotlights, and a chrome heated towel rail.

Bedroom

18'5 max x 9' max
The bedroom is laid to carpet and warmed by a double radiator, with a double-glazed window facing the rear of the property. It includes a full-height built-in one-and-a-half wardrobe

and extractor, and an integrated two-thirds, one-third fridge-freezer.

Balcony Area

10' x 5'
The balcony area features a stainless steel and glass balustrade, with inset spotlights to the ceiling in both the living room and balcony area.

Living Room & Kitchen

13' x 13'8
The living room features laminate flooring, inset spotlights to the ceiling, and double-glazed folding doors leading through to the balcony area. The kitchen comprises a roll-edge worktop with units under, wall-mounted units, and a one-and-a-half bowl stainless steel sink with a mixer tap and food disposal unit. Integrated appliances include a built-in microwave, an electric oven with a hob above





