



BRITISH  
PROPERTY  
AWARDS

2021  
2024

★★★★★

GOLD WINNER

ESTATE AGENT  
IN BARNET



2

Bedrooms



1

Bathroom





This unfurnished two-bedroom flat in Golden Court, East Barnet, offers a comfortable living space with one bathroom and a reception area. The property features a modern layout with ample natural light, and convenient access to local amenities. Parking is available on-site, enhancing the convenience of this well-located flat.

The flat is designed to maximise space and light, offering a welcoming environment for residents. The kitchen is well-equipped, providing all necessary appliances for daily living. The property includes parking facilities, ensuring ease of access for vehicle owners.

Golden Court is situated in Hertfordshire, EN4, a location that offers a blend of suburban tranquillity and urban convenience. Residents can enjoy easy access to local shops, cafes, and public transport options, making commuting and daily errands straightforward. The flat is part of a well-maintained building, contributing to a pleasant living experience.

The property's location in the United Kingdom offers access to a range of amenities and services. East Barnet is known for its community feel and proximity to green spaces, providing opportunities for outdoor activities.

This flat is an excellent choice for those seeking a practical and well-located residence in East Barnet, with convenient access to both local amenities and transport links.

**ENTRANCE HALL:** 14' 05" x 2' 10" (4.39m x 0.86m)  
Entry phone, laminate floor, two storage cupboards.

**LOUNGE:** 14' 00" x 17' 00" (4.27m x 5.18m)  
ACTUAL MEASURMENTS - 14'00" > 7'09 X 17'00" > 11'08" Dual aspect double glazed windows to rear and side, two electric heaters, carpet, coving to ceiling


**KITCHEN:** 10' 00" x 5' 03" (3.05m x 1.60m)  
Two double glazed windows to side aspect, wall and base units, electric cooker, electric oven, washing machine, stainless steel sink with drainer and mixer taps, fridge freezer.

**BEDROOM:** 12' 01" x 9' 03" (3.68m x 2.82m)  
Double-glazed window to rear aspect, carpet, electric heater, storage cupboard.

**BEDROOM:** 11' 02" x 8' 04" (3.40m x 2.54m)  
Double-glazed window to side aspect, carpet

**BATHROOM:** 6' 02" x 5' 06" (1.88m x 1.68m)  
Low-level flush W/C, wash hand basin with mixer taps and vanity unit, walk in shower, tiled floors, tiled walls, heated towel rail.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Golden Court, EN4

