



CHARLOTTE TERRACE, N1

2 BED APARTMENT

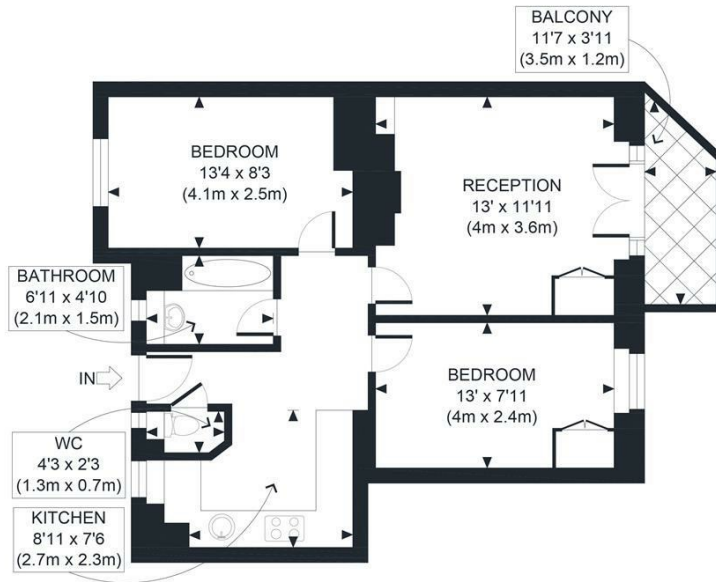
£440,000
LEASEHOLD

Nestled in the charming area of Barnsbury, this delightful second-floor apartment on Charlotte Terrace offers a perfect blend of comfort and style. Spanning 599 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or professionals seeking a serene urban retreat.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home. This inviting space is perfect for relaxation or entertaining guests, with ample natural light streaming through the windows. The apartment also boasts a lovely balcony, providing a private outdoor area where you can enjoy a morning coffee or unwind after a long day.

The well-appointed bathroom ensures convenience and comfort, while the modern kitchen is designed for practicality, catering to all your culinary needs. The

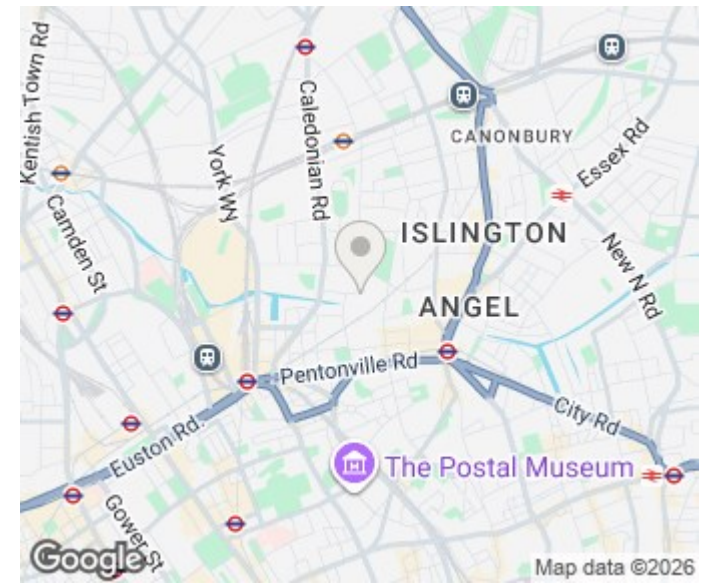
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SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 599 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 599 SQ FT / 56 SQM		Samford House	
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation		date	04/08/25



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