



This stunning two bedroom apartment is set within the highly sought after gated Carlton Gate development and benefits from well maintained communal areas and an attractive paved communal courtyard for residents.

Offers Over £600,000 2 bedroom apartment for sale



STELFORT



The property comprises a bright and spacious reception room-kitchen with integrated kitchen appliances, two double bedrooms, an en-suite bathroom to the principal bedroom and a further modern family bathroom. Additional benefits include a private balcony, 24/7 security and secure underground parking, offering comfortable living accommodation with excellent natural light throughout.

Ideally located close to local amenities and excellent transport links, the development provides secure living within a pleasant residential environment, making the property an excellent choice for both owner occupiers and investors.

Lease 969 years

Service charge and ground rent, including the sinking fund, amount to £7,943 per annum which also covers access to the gym, swimming pool, luxury spa, parking, communal well maintained courtyard and on-site 24/7 security.

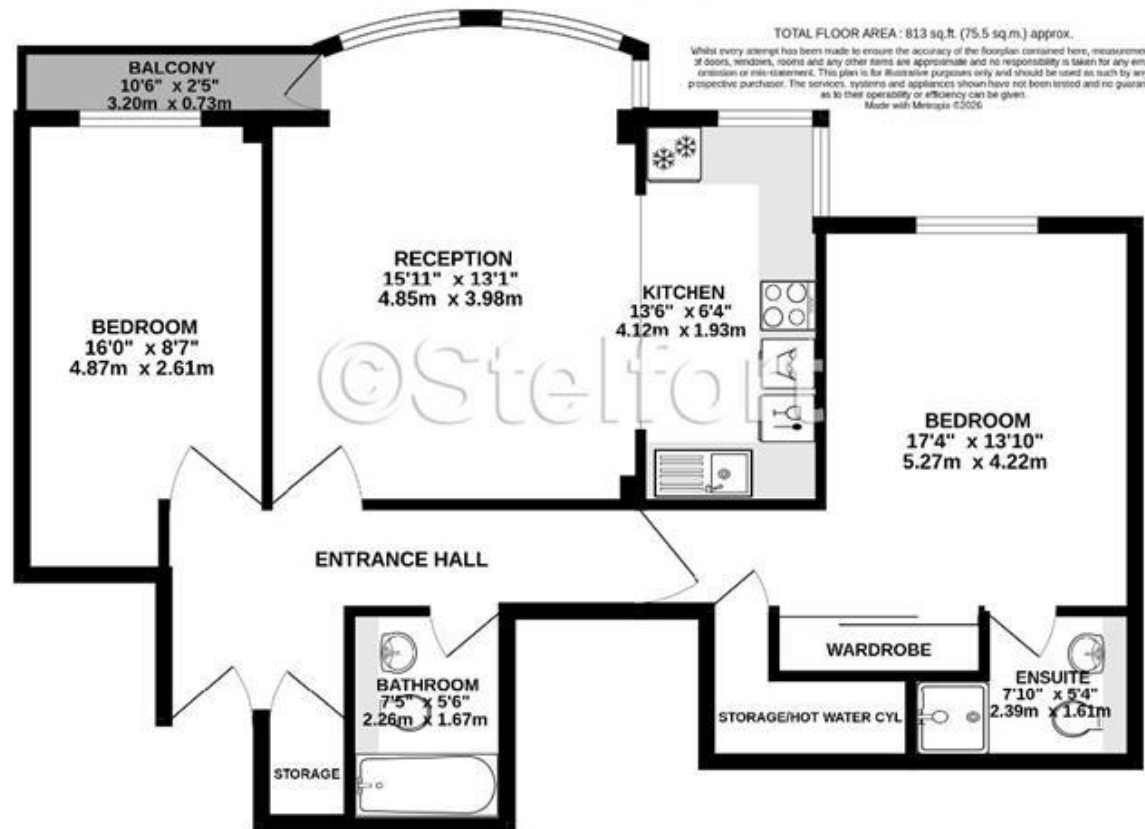
Parking options: Underground

- Two bedrooms and two bathrooms
- Master bedroom with ensuite bathroom
- Underground secure parking
- A second-floor flat set within Larch Court
- Membership to David Lloyd Club - gym, tennis, swimming pool, classes and spa
- Easy access to tube and amenities





SECOND FLOOR 813 sq.ft. (75.5 sq.m.) approx.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92-100)	83 83
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.	

Viewing by appointment only

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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.