

Flat 4 Ludlow Court, Brookhill Road  
Barnet, Hertfordshire, EN4 8SW  
Price £450,000 Share of freehold

**STATONS**

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Bedrooms 2 | Bathrooms 2 | Receptions 1





Flat 4 Ludlow Court, 77 Brookhill  
Road  
Barnet, Hertfordshire



\*\*\* CHAIN FREE \*\*\* We are delighted to offer for sale this beautifully presented first floor apartment that is situated within this modern purpose built block with lift. The property offers bright and spacious accommodation throughout and comprises, own entrance lobby, large welcoming entrance hall, double aspect reception/dining room, fitted kitchen with integrated Siemens appliances, master bedroom with en suite shower room, second double bedroom and a family bathroom. Further benefits include share of freehold, video entry phone, allocated gated parking and additional visitor spaces.

For more properties for sale in Barnet please call our [Barnet Estate Agents](#) on 0208 449 3383 .

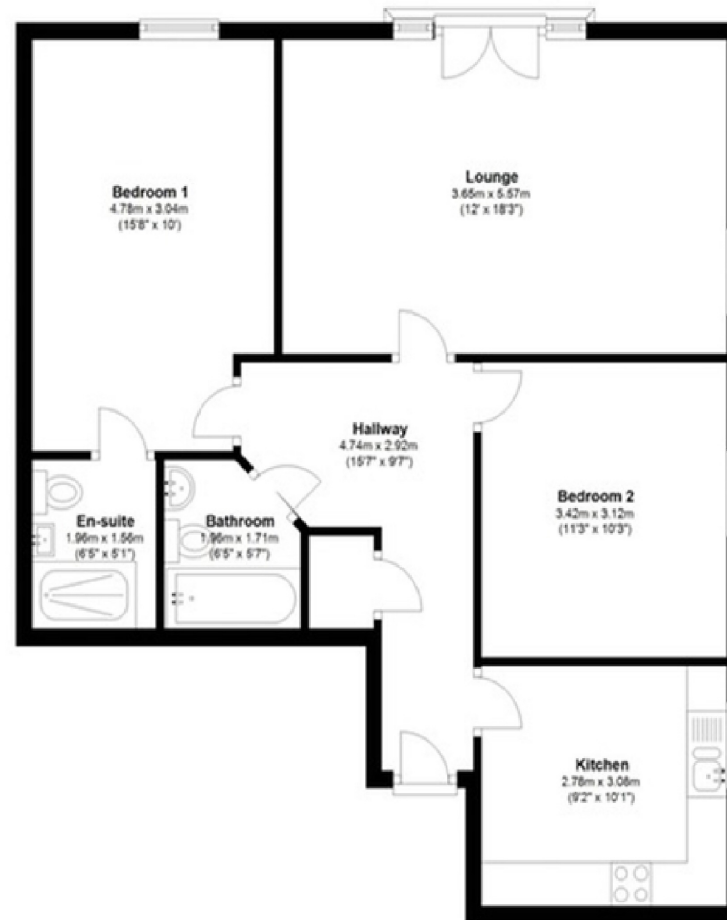
The accommodation comprises:

FIRST FLOOR, Lobby, Entrance Hall, Storage Cupboard, Lounge, Kitchen, Bedroom 1, En-Suite, Bedroom 2, Bathroom, EXTERIOR, Gated Allocated Parking



## Floor Plan

Approx. 71.4 sq. metres (768.8 sq. feet)



Total area: approx. 71.4 sq. metres (768.8 sq. feet)

4 Ludlow Court

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Star energy efficient - lower running costs	Current	Potential	Star environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(95-100) <b>A</b>			(12-100) <b>A</b>		
(85-95) <b>B</b>			(10-100) <b>B</b>		
(75-85) <b>C</b>			(8-100) <b>C</b>		
(65-75) <b>D</b>			(6-100) <b>D</b>		
(55-65) <b>E</b>			(4-100) <b>E</b>		
(45-55) <b>F</b>			(2-100) <b>F</b>		
(1-45) <b>G</b>			(1-100) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC	82	86	EU Directive 2002/91/EC	82	85
England & Wales			England & Wales		

### DISCLAIMER:

In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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