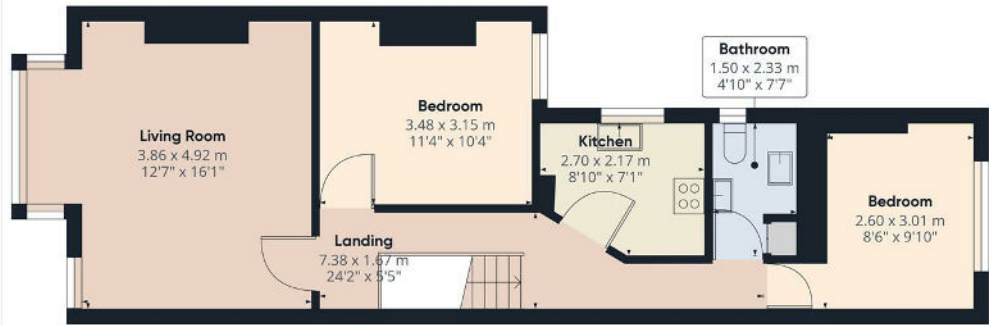




## First Floor 12 Carlton Road, Friern Barnet, London, N11 3EX

£1,700 PCM

- Managed by Simon Clarke Letting Agents
- Fitted kitchen with appliances
- Council Tax band C - £1,727.32pa
- 2 Double bedroom apartment
- Close to New Southgate BR Station
- Unfurnished
- Bright & spacious Lounge
- Available on long term tenancy (initial 12 months)
- Available from 12th June 2024



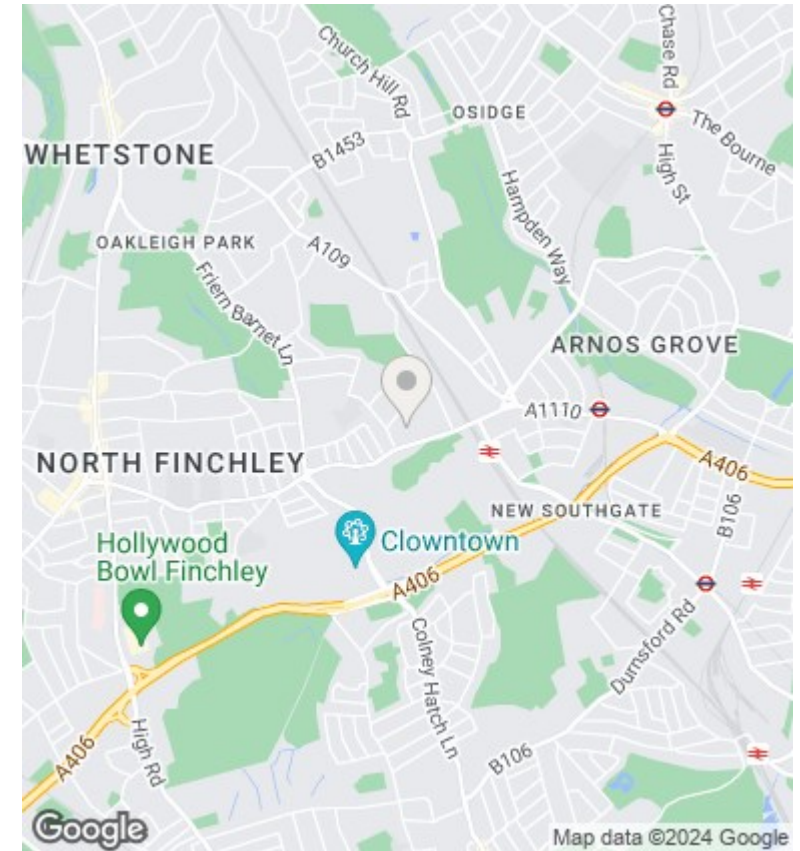
Approximate total area\*  
57.39 m<sup>2</sup>  
617.7 ft<sup>2</sup>

(\*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 1



## Directions

## Viewings

Viewings by arrangement only. Call 02083499000 to make an appointment.

## Council Tax Band

C

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	