

ASKING PRICE

£450,000

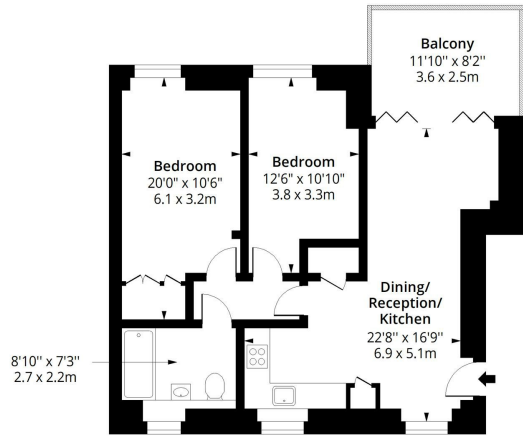
Belgrave Close

London, N14 4FL

EPC RATING: B COUNCIL TAX BAND: NEW BUILD

### Charlotte Court, N14

Approx. Gross Internal Area 678 Sq Ft - 62.99 Sq M  
 Approx. Gross Balcony Area 97 Sq Ft - 9.01 Sq M



#### First Floor

Floor Area 678 Sq Ft - 62.99 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.


lpaplus.com

Date: 27/1/2026



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.



# Christopher Mark

ESTATE AGENTS

OFFICE ADDRESS

25 Heddon Court Parade  
 London  
 EN4 0DB

OFFICE DETAILS

02033 690989  
 Hello@christophermark.co.uk