

# Charlotte

COURT

OAKWOOD | N14 4TN

BY BEVERLEY HOMES









A collection of nine exclusive two and three bedroom apartments. Charlotte Court is perfectly placed within walking distance of Oakwood Underground Station for convenient access to Central London.

Explore the desirable location of Charlotte Court, situated in the North London suburb of Oakwood, offering a harmonious blend of serene rural living and lively urban activity. Whether commuting or relaxing, you can enjoy the best of both worlds at Charlotte Court.

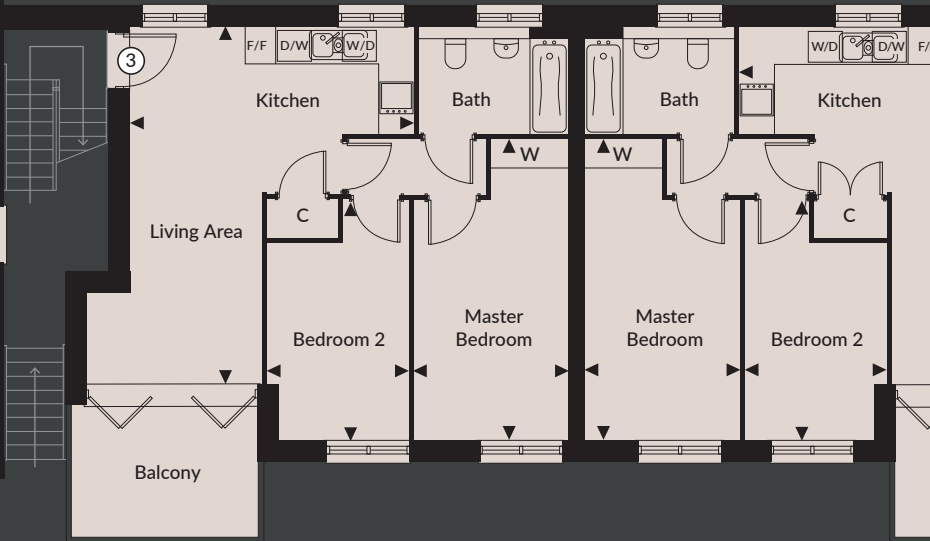
With Oakwood tube station on the Piccadilly Line, a short walk away, you can effortlessly reach Kings Cross in half an hour. By road, the M25 is just a 4.8 mile drive away, connecting you further afield. For air travel, you are spoilt for choice with three London airports within easy reach. Luton, Heathrow and Stansted Airport are all under an hour's drive from Charlotte Court.



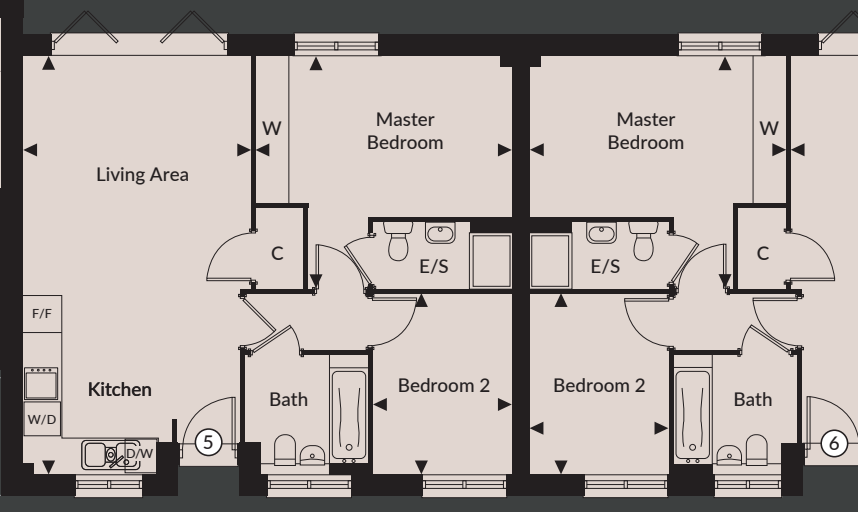
Second Floor

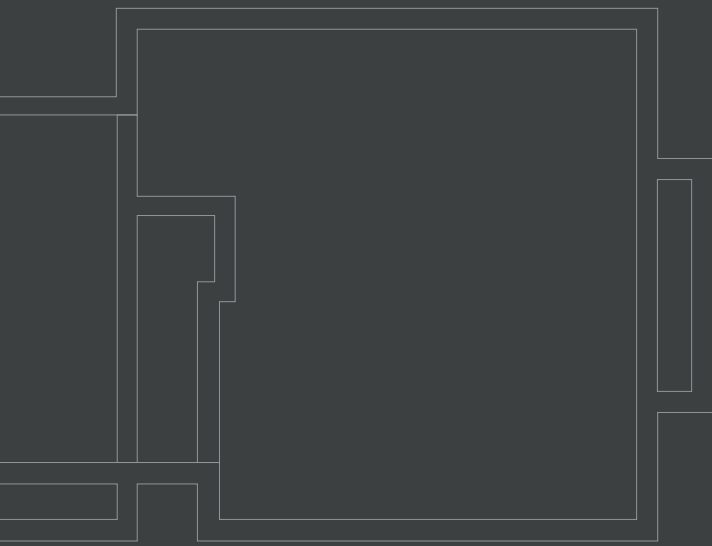


First Floor



Ground Floor





### PLOT 1

Kitchen/Living Area	7.86m x 4.29m	25'9" x 14'1"
Master Bedroom	4.28m x 4.05m	14'0" x 13'3"
Bedroom 2	3.27m x 3.03m	10'9" x 9'11"
Bedroom 3	3.03m x 2.63m	9'11" x 8'7"
<b>Total Area</b>	<b>77.2 sq m</b>	<b>831 sq ft</b>

### PLOTS 2 & 4

Kitchen/Living Area	8.42m x 4.98m	27'7" x 16'4"
Master Bedroom	4.46m x 3.38m	14'7" x 11'1"
Bedroom 2	3.38m x 2.73m	11'1" x 8'11"
<b>Total Area</b>	<b>69.5 sq m</b>	<b>748 sq ft</b>

### PLOT 3

Kitchen/Living Area	6.43m x 5.15m	21'1" x 16'11" **
Master Bedroom	5.45m x 2.80m	17'10" x 9'2"
Bedroom 2	4.35m x 2.59m	14'3" x 8'6"
<b>Total Area</b>	<b>58.0 sq m</b>	<b>624 sq ft</b>

### PLOTS 5 & 6

Kitchen/Living Area	7.44m x 4.08m	24'5" x 13'4"
Master Bedroom	4.56m x 4.15m	14'11" x 13'7"
Bedroom 2	3.22m x 2.49m	10'7" x 8'2"
<b>Total Area</b>	<b>64.6 sq m</b>	<b>695 sq ft</b>

### PLOT 7

Kitchen/Living Area	6.43m x 5.94m	21'1" x 19'6"
Master Bedroom	5.45m x 2.80m	17'10" x 9'2"
Bedroom 2	4.35m x 2.59m	14'3" x 8'6"
<b>Total Area</b>	<b>62.0 sq m</b>	<b>667 sq ft</b>

### PLOT 8

Kitchen/Living Area	9.16m x 4.97m	30'1" x 16'3"
Master Bedroom	4.13m x 3.65m	13'6" x 12'0"
Bedroom 2	3.98m x 2.77m	13'0" x 9'1"
<b>Total Area</b>	<b>74.0 sq m</b>	<b>796 sq ft</b>

### PLOT 9

Kitchen/Living Area	9.03m x 4.57m	29'8" x 15'0"
Master Bedroom	4.85m x 4.05m	15'11" x 13'3"
Bedroom 2	3.27m x 3.03m	10'9" x 9'11"
Bedroom 3	3.03m x 2.46m	9'11" x 8'1"
<b>Total Area</b>	<b>81.6 sq m</b>	<b>878 sq ft</b>



\*\*At widest point - room width varies.

The room sizes shown are taken from the dimension arrows on the floorplans and a tolerance of 5% is allowed. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. D/W denotes integrated dishwasher, F/F denotes integrated fridge freezer, W/D denotes washer dryer, W denotes wardrobe, C denotes cupboard. ---Denotes reduced ceiling height.





## Explore life

**From home, you'll find the bustling districts of Barnet, Southgate and Cockfosters provide a variety of dining options, shopping venues, and leisure activities.**

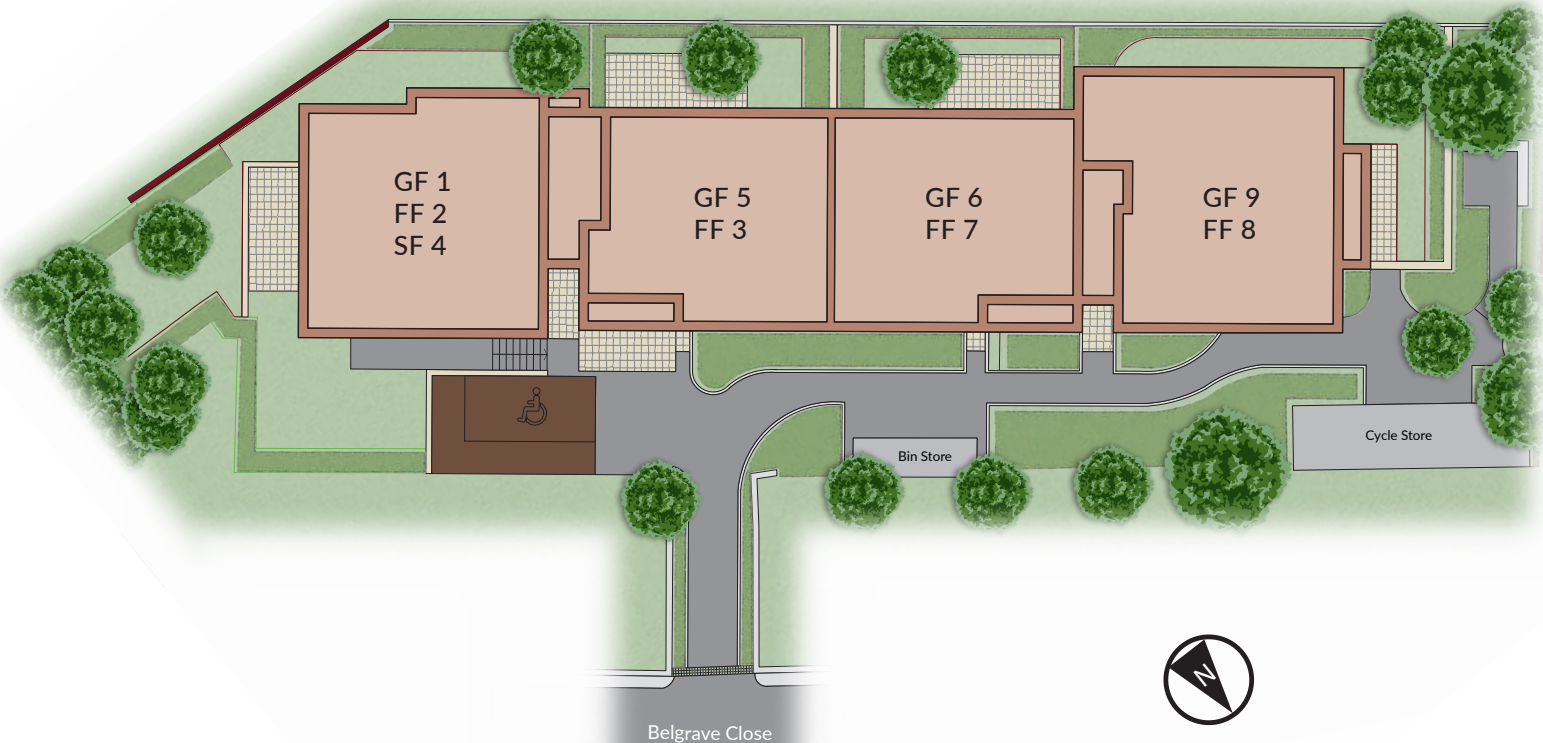
If high street names nestled amongst independent boutiques is for you, head to The Spires Shopping Centre in Barnet. On Sundays you can also indulge in street food at the Barnet Market in The Spires. For food shopping you will find a choice of supermarkets from Marks & Spencer to an Asda Superstore close by.

The charming high street of Cockfosters is home to a variety of exceptional restaurants, independent cafés and boutique retailers. The perfect jaunt for a special meal or caffeine fix, as well as rummaging through vintage shops for a new statement piece.

The Chickenshed Theatre in Southgate has been a renowned arts venue for beautiful and inclusive theatre for the past 40 years. With comedy, live music and plays, The Chickenshed is the perfect Saturday night out.

If unwinding closer to home amongst nature is what you are looking for, then look no further. Oakwood Park is just a 10 minute walk away, with public tennis courts as well as Trent Park - spanning over 400 acres - which is a popular destination for walking, running, cycling, and horse riding. Trent Park also boasts a golf course and a number of sports fields, just a stone's throw from home.

Oakwood Station



## KITCHEN

Comprehensively equipped contemporary kitchen featuring a range of stainless steel appliances including oven, hob, and cooker hood with integrated fridge freezer, dishwasher and washer dryer with a 20mm laminated worktop.

## BATHROOM & ENSUITE

Fitted with white suites including shower bath with glazed screen to main bathroom and shower tray and screen to ensembles, with chrome brassware and a chrome ladder towel rail. Tiling around bath and shower cubicle with splashback to basins of both bathrooms and ensuites. Mirrored cabinets to bathrooms and ensuites where layouts allow.

## INTERNAL FINISHES

Laminate wood flooring to hall and living/kitchen areas. Choice of colour carpet to bedrooms. Ceramic tiling to the floors of all bathrooms and ensuites.

White Oak timber veneer doors with chrome door furniture.

White emulsion finish to plaster boarded walls and ceilings. Skirtings and architrave square section MDF painted white.

Floor to ceiling wardrobe with doors and internal hanging rails to master bedroom only.

## HEATING, INSULATION & ENVIRONMENTAL

An Air Source heat pump providing central heating and hot water is installed with thermostatic radiators to all main rooms.

Grey aluminium double glazed windows with chrome handles to all rooms.

External doors and windows to Secured by Design requirements.

## ELECTRICAL

LED down lighters throughout with dimmer switches to living area and master bedroom. All properties benefit from BT and TV points in the living area and master bedroom and are pre-wired for Sky Q, subject to subscription. Apartments have the benefit of a communal satellite dish.

## EXTERNALLY

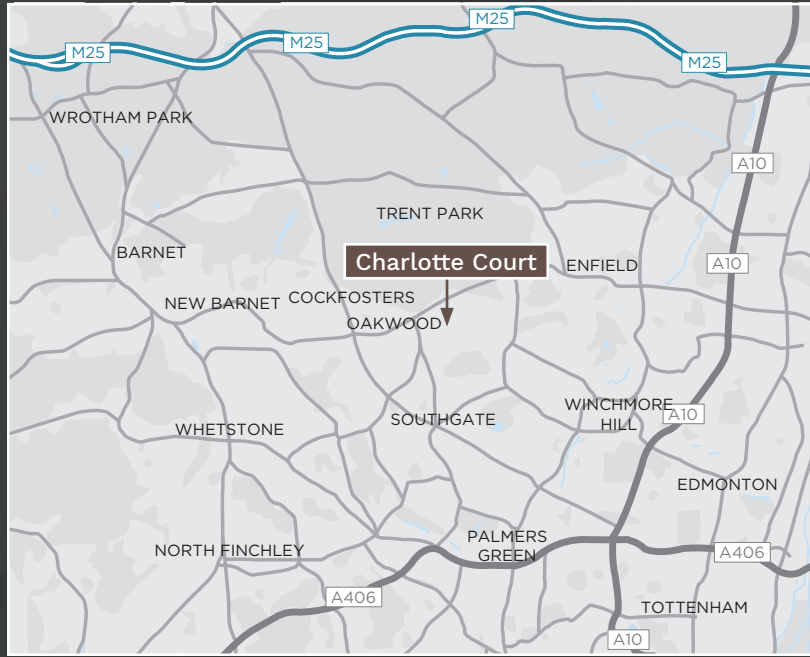
Landscaped garden areas.

## WARRANTY

Properties have the benefit of a 10 year NHBC warranty.



CHARLOTTE COURT, BELGRAVE CLOSE,  
OAKWOOD, LONDON N14 4TN



Area Map



Local Map



[london@lanesexclusivehomes.co.uk](mailto:london@lanesexclusivehomes.co.uk)

[www.beverleyhomes.com](http://www.beverleyhomes.com)

Computer generated imagery is included for guidance only. The properties may vary in terms of elevational design and details. Kitchens and bathroom layouts may vary from those shown as we operate on a process of continuous product development, therefore prospective purchasers should check the latest plans and specification with our Sales Office. Maps are not drawn to scale. Travel times quoted are approximate only. Photography used is of the local area or indicative lifestyle images. Designed and produced by ThinkBDW 03396-02 - July 2023.