

RAVENSCROFT AVENUE, GOLDERS GREEN, NW11 £749,950, Leasehold



SPECTACULAR NEW LISTING !

GROUND FLOOR 3 BEDROOM 2 BATHROOM FLAT
FORMING PART OF A STUNNING NEW 4 FLAT
CONVERSION IN CENTRAL GOLDERS GREEN

THIS FLAT HAS A PRIVATE GARDEN AND A
PARKING SPACE

MUST BE VIEWED !!
CALL DREAMVIEW ESTATES NOW !





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		82	82
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		84	86
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 878 SQ. FT. (81.6 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Long Description

GROUND FLOOR FLAT 1, RAVENSCROFT AVENUE,
GOLDERS GREEN, NW11 8AU

*STUNNING NEW GROUND FLOOR FLAT IN 4 FLAT CONVERSION IN CENTRAL GOLDERS GREEN - MUST BE VIEWED

- * NEW HIGH SPEC CONVERSION
- * 3 BEDROOMS
- * FAMILY BATHROOM
- * EN SUITE SHOWER TO MASTER
- * BATHROOMS HAVE HANSGROHE and CROSSWATER APPLIANCES
- * GAS CENTRAL HEATING WITH NEST 3RD GENERATION CONTROL
- * VERY CLOSE TO LOCAL AMENITIES
- * GOOD TRANSPORT LINKS
- * PRIVATE GARDEN AREA + STORAGE FACILITY
- * PARKING
- * NEW LEASEHOLD 125 YEARS

*DREAMVIEW ESTATES are delighted to offer this spectacular and luxurious brand new ground floor 3 bedroom apartment within this fabulous new and exclusive residential development comprising of four apartments.

*The property consists of a thoughtfully designed chic open plan reception / kitchen with fully integrated Siemens appliances throughout, quartz worktops and mirror splash backs.

*The apartment features engineered wood flooring to the hallway and living room, carpets to the bedrooms a magnificent three piece family bathroom, an en suite shower room to the master bedroom having underfloor heating and Hansgrohe and Crosswater appliances,

*This flat will have its own PRIVATE GARDEN SPACE ! Plus storage area in the rear facility and off street parking.

*This beautiful development has the added advantage from being located within walking distance of the vast amenities of Golders Green Road & Golders Green Station.

* VIEWING VERY STRONGLY ADVISED !!

* PRICE £749,950 NEW LEASEHOLD

* LEASE 125 YEARS

* GROUND RENT - £300

* SERVICE CHARGE - ANTICIPATED TO BE LOW. WILL BE BASED ON PRO RATA %

* COUNCIL TAX - TBA