

RAVENS CROFT AVENUE, GOLDERS GREEN, NW11 £0, Leasehold



NEW LISTING !
AVAILABLE MID JUNE

**SECOND FLOOR 2 BEDROOM FLAT FORMING PART
OF A STUNNING 4 FLAT CONVERSION IN CENTRAL
GOLDERS GREEN**

**THIS FLAT SHARES THE COMMUNAL GARDEN
AND A PARKING SPACE**

MUST BE VIEWED !!

**CALL DREAMVIEW ESTATES NOW ON 020 8455
0055!**





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		
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		
England, Scotland & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 558 SQ.FT. (51.9 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

TOP FLOOR FLAT 4, RAVENSCROFT AVENUE,
GOLDERS GREEN, NW11 8AU

* STUNNING NEW 2ND FLOOR FLAT IN 4 FLAT CONVERSION IN CENTRAL GOLDERS GREEN -
MUST BE VIEWED

*AVAILABLE MID JUNE

* NEW HIGH SPEC CONVERSION

* 2 BEDROOMS

* BATHROOM WITH HANSGROHE and CROSSWATER APPLIANCES

* GAS CENTRAL HEATING WITH NEST 3RD GENERATION CONTROL

* VERY CLOSE TO LOCAL AMENITIES

* GOOD TRANSPORT LINKS

* COMMUNAL GARDEN AREA + STORAGE FACILITY

* PARKING

* DREAMVIEW ESTATES are delighted to offer this spectacular and luxurious brand new second/top floor 2 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 with Hansgrohe and Crosswater appliances and underfloor heating. This flat has off street parking and NEST 3rd generation heating control with automatic adjustment on the boiler use to save energy.

* This flat will have COMMUNAL GARDEN SPACE Plus storage area in the rear facility and a parking space

* 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 !!

* COUNCIL TAX - TBA