

**RAVENS CROFT AVENUE, GOLDERS GREEN, NW11**  
**£499,950, Leasehold**



**SPECTACULAR NEW LISTING !**

**LOVELY LARGE GROUND FLOOR 1 BEDROOM FLAT  
FORMING PART OF A STUNNING NEW 4 FLAT  
CONVERSION IN CENTRAL GOLDERS GREEN**

**THIS FLAT QUALIFIES FOR HELP TO BUY**

**THIS FLAT HAS ITS OWN PRIVATE GARDEN AND A  
PARKING SPACE**

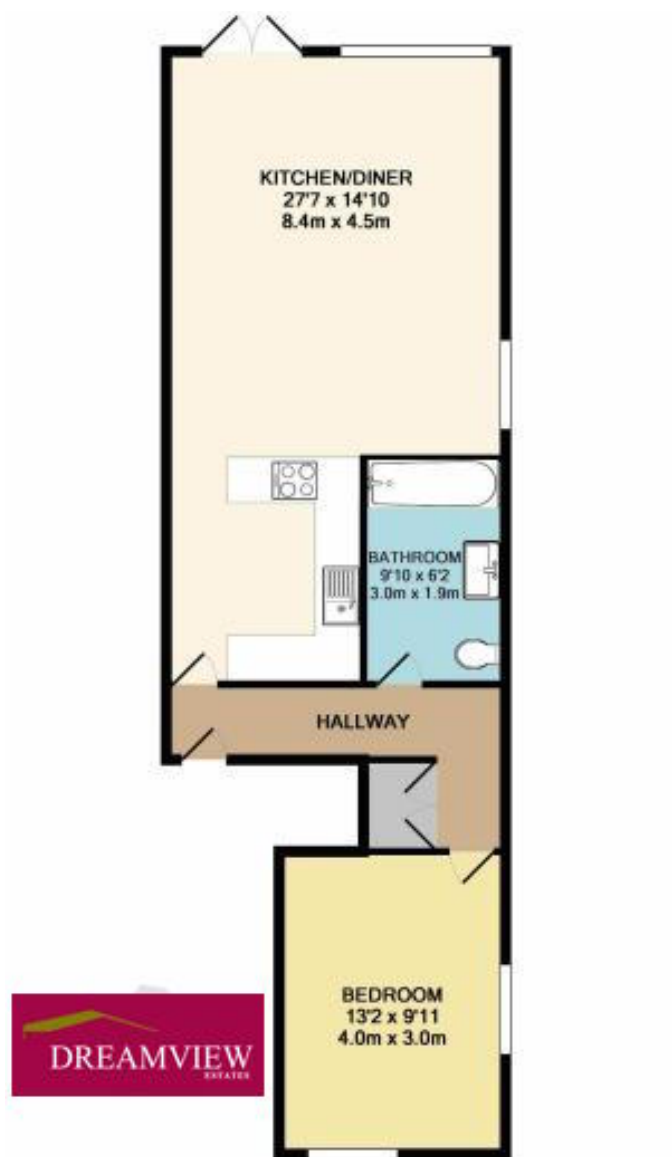
**MUST BE VIEWED !!  
CALL DREAMVIEW ESTATES NOW !**





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

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



TOTAL APPROX. FLOOR AREA 612 SQ.FT. (56.8 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 2, RAVENSCROFT AVENUE,  
GOLDERS GREEN, NW11 8AU

\*QUALIFIES FOR HELP TO BUY

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

\* NEW HIGH SPEC CONVERSION

\* 1 BEDROOM

\* LUXURY BATHROOM

\* 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

\* NEW LEASEHOLD 125 YEARS

\* QUALIFIES FOR HELP TO BUY

\*DREAMVIEW ESTATES are delighted to offer this spectacular and luxurious brand new ground floor 1 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

\*This flat will have PRIVATE SPACE Plus storage area in the rear facility

\*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 £499,950 NEW LEASEHOLD

\* LEASE 125 YEARS

\* GROUND RENT - £250 PA

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

\* COUNCIL TAX - TBA