

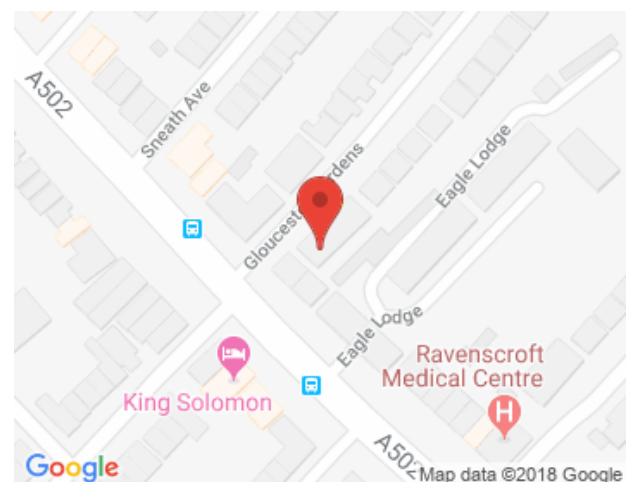
**GLOUCESTER COURT, CORNER GOLDERS GREEN ROAD, GOLDERS GREEN, NW11**  
**£475,000, Leasehold**



**2 BEDROOM FLAT** **IN**  
**NEED OF COMPLETE REFURBISHMENT**

We are instructed to offer this 2 bedroom ground floor flat in this sought after purpose built block which is actually entered from Gloucester Gardens so not with a main road frontage.

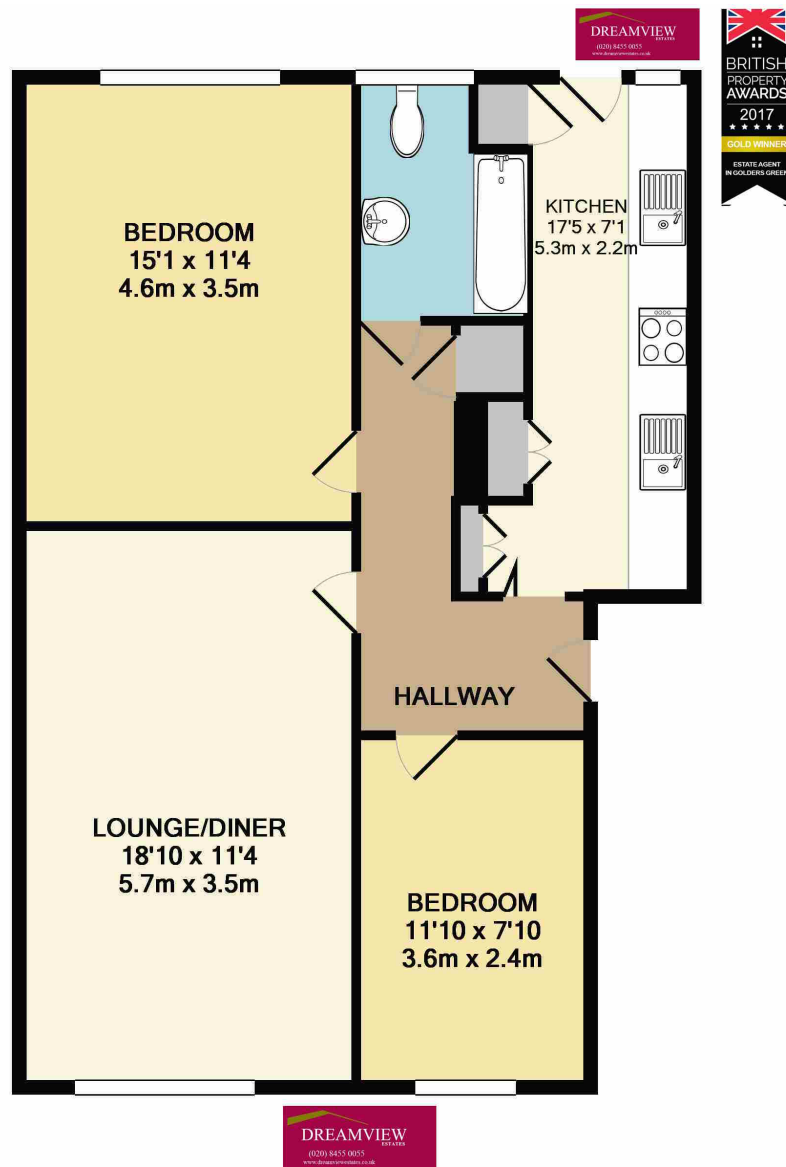
Very close to shops, transport and walking distance to the underground.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	78
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 708 SQ.FT. (65.8 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

GLOUCESTER COURT, CORNER GOLDERS GREEN ROAD AND GLOUCESTER GARDENS,  
NW11 9AA

### 2 BEDROOM FLAT IN NEED OF COMPLETE REFURBISHMENT

We are instructed to offer this 2 bedroom ground floor flat in this sought after purpose built block which is actually entered from Gloucester Gardens so not with a main road frontage

The flat offers a good size lounge, a kitchen and a bathroom/wc

The flat does need total refurbishment which is reflected in the asking price

### WE UNDERSTAND THE FLAT IS OFFERED WITH A SHARE OF THE FREEHOLD

Flats in this block are quite rare in the market and this would give a buyer the opportunity to carry out their own improvements make the flat "their own " !

The block is well located for all amenities of Golders Green and in walking distance of the station

Viewing is strictly by appointment via the owners sole agents

PLEASE CALL DREAMVIEW ESTATES ON 020 8455 0055

PRICE £475,000

SHARE FREEHOLD WITH LONG LEASE PROVIDED OF 991 YEARS

SERVICE CHARGE - £1630 PA

COUNCIL TAX BAND E £1813.25 (2018/9)