

EATON COURT, SINCLAIR GROVE, GOLDERS GREEN, NW11 £800,000, Share of Freehold



WE ARE PLEASED TO BRING TO THE MARKET THIS VERY MODERN 3 BEDROOM 2 BATHROOM GROUND AND LOWER GROUND FLOOR DUPLEX APARTMENT WITH OWN FRONT DOOR IN A MODERN DEVELOPMENT JUST OFF GOLDERS GREEN ROAD AND WITHIN EASY WALKING DISTANCE TO BRENT CROSS UNDERGROUND AND EVEN THE SHOPPING CENTRE





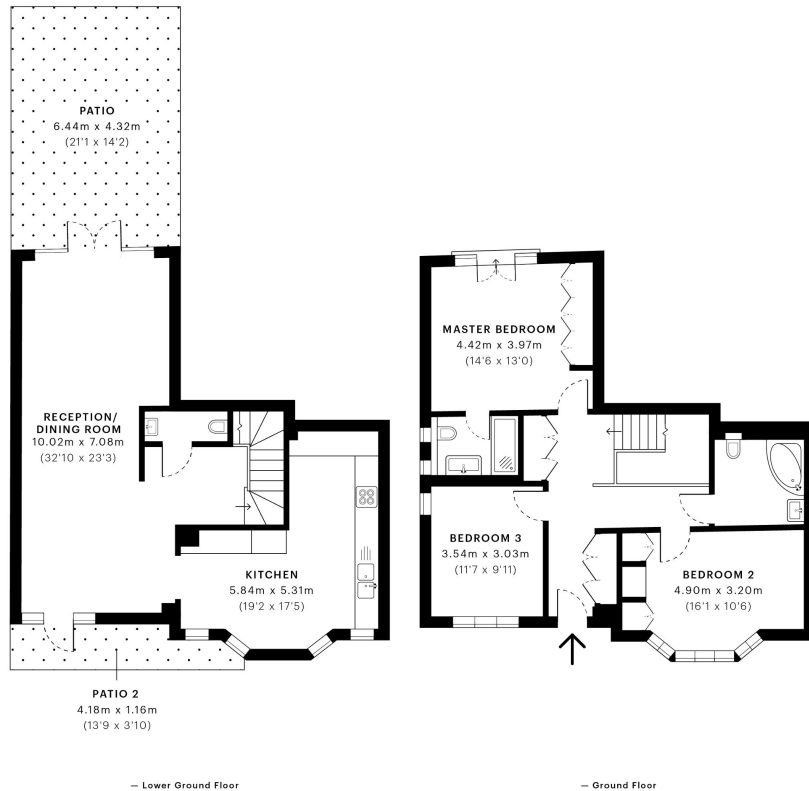


Eaton Court, NW11

CAPTURE DATE
06/03/2020

LASER SCAN POINTS
38,897,747

GROSS INTERNAL AREA
144.7 Sqm / 1557.6 Sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property.
144.7 Sqm / 1557.6 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head
134.2 Sqm / 1444.2 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.1 Sqm / 0.9 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL
141.6 Sqm / 1523.8 Sqft

IPMS 3C RESIDENTIAL
135.9 Sqm / 1463.1 Sqft

SPEC ID
5e5e7f90c8bc390c803c9d25

Dreamview Estates give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

Long Description

EATON COURT, SINCLAIR GROVE, GOLDERS GREEN, NW11 9JH

AVAILABLE JUNE

WE ARE PLEASED TO BRING TO THE MARKET THIS VERY MODERN 3 BEDROOM 2 BATHROOM GROUND AND LOWER GROUND FLOOR DUPLEX APARTMENT WITH OWN FRONT DOOR IN A MODERN DEVELOPMENT JUST OFF GOLDERS GREEN ROAD AND WITHIN EASY WALKING DISTANCE TO BRENT CROSS UNDERGROUND AND EVEN THE SHOPPING CENTRE

LOCATED IN A POPULAR RESIDENTIAL LOCATION WITH GREAT TRANSPORT LINKS BUSR ROUTES RUN IN GOLDERS GREEN ROAD AND THE A406 NORTH CIRCULAR ROAD IS VERY CLOSE BY GIVING EXCELLENT TRANSPORT LINKS TO THE EAST AND WEST INCLUDING HEATHROW. STAPLES CORNER JUCTION 1 OF THE M1 IS ALSO ON 5 MINUTES AWAY BY CAR GIVING ACCESS TO THE NORTH

THE ACCOMMODATION IS SET OUT OVER THE ENTRANCE/GROUND FLOOR AND LOWER GROUND

ON THE ENTRANCE LEVEL ARE THE 3 GOOD SIZE BEDROOMS AND 2 BATHROOMS (1 EN SUITE)

THE GALLERIED STAIRS LEAD DOWN TO THE LARGE RECEPTION AND DINING ROOM, A 19' X 17' L SHAPED FIITED KIRTCHEN ALONG WITH A FULL SIZE PRIVATE REAR PATIO PLUS A SMALLER ONE TO THE FRONT

THE FLAT ALSO HAS USE OF PARKING ON THE FRONT OFF STREET AREAS