

GRANVILLE ROAD, GOLDERS GREEN, NW2 £537,000, Leasehold



*****EWS 1 CLADDING FORM IN HAND
- NO WORKS REQUIRED !!!!!

*A REALLY LOVELY NEWLY REFURBISHED, 2 BED 2 BATH FLAT !

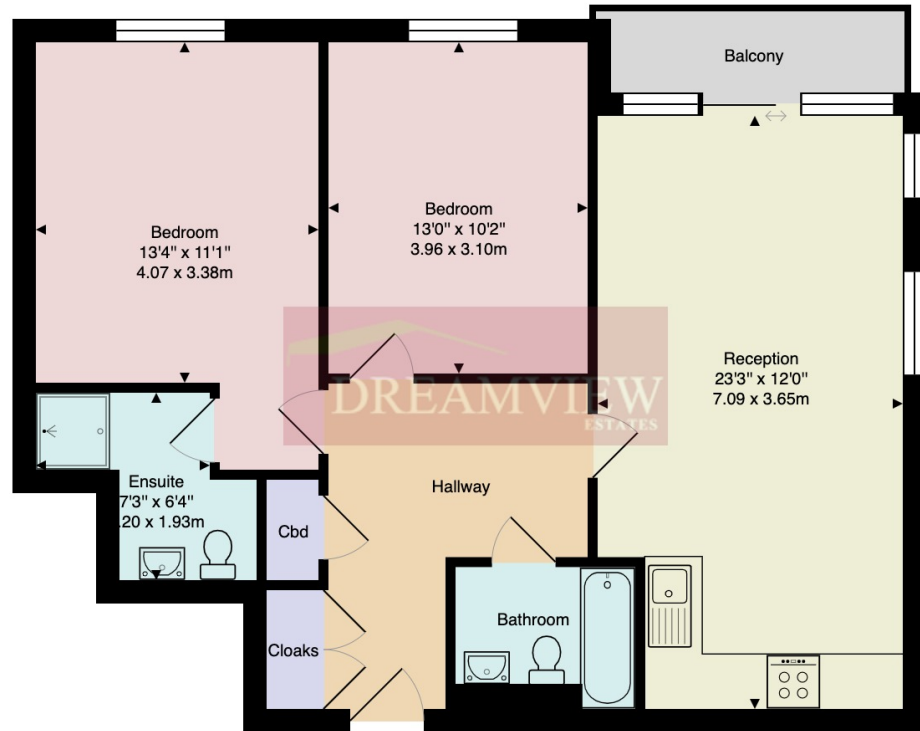
*SUPER, MODERN, ENVIROMENTALLY FRIENDLY BLOCK WITH LIFT BUILT ONLY 10 YEARS AGO ON THE 3rd FLOOR WITH BALCONY AND UNDERGROUND PARKING.

*RESIDENTIAL AREA JUST OFF THE VALE, EASY ACCESS TO GOLDERS GREEN AND BRENT CROSS





Sunflower Court NW2



Third Floor

Approx. Gross Internal Area: 756 ft² ... 70.2 m² (excluding balcony)

All measurements and areas are approximate only.
Dimensions are not to scale. This plan is for guidance
only and must not be relied upon as a statement of fact.
(c) Peninsula Surveys Ltd

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Long Description

*SUNFLOWER COURT, GRANVILLE ROAD, NW2 2BF

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*NEWLY REFURBISHED

*Granville Place, which includes SUNFLOWER COURT, was built in 2010 within easy walking distance from Golders Green Station (Zone 3 Northern Line).

*It was awarded for being the most Eco Friendly development of its time.

*The development is set around a series of beautifully landscaped communal courtyards and gardens. 64, one, two and three bedroom homes, all with balconies, patios or terraces have private access to these areas which are kept secure by CCTV, controlled access and secure underground parking. Each flat was contemporary designed for modern stylish living and finished with stone worktops in the kitchen and hardwood floors in all living areas.

*This two bedroom two bathroom 3rd floor apartment has been very well maintained with own balcony. It provides 756 SQ FT(809 WITH BALCONY) / 70 SQ MT of spacious accommodation.

*Granville Place in Child's Hill near Golders Green, London NW2, was a new, one of a kind development, which achieved the rare accolade of a Code Level 4 in sustainable housing design.

*It was also designed with the highest environmental standards, making it one of the most ecologically forward thinking developments in the UK that ensures minimum environmental impact and maximum sustainability. The design takes into account reduced carbon emissions, effective energy/water usage and conservation, sound waste management practices and use of environmentally friendly building materials.

*The area of Child's Hill is fashionable yet quiet with excellent access to Golders Green and popular historic Hampstead with its independent cafes, bars and shopping. Golders Hill Park and Hampstead heath are both within a short distance of Granville Place, offering large green areas for activities and relaxation. The mix of modern city life with a more relaxed family atmosphere gives the area a really unique feel. Golders Green tube station is close by and gives direct access to the Northern Line and central London, while the M1 and North Circular are close by, giving access to Hertfordshire and Heathrow.

*Early viewing of this luxury modern home is strongly advised.

*PRICE £537,000 LEASEHOLD

*LEASE 980 YEARS

*GROUND RENT £350 PA

*SERVICE CHARGE £2564.60 (INCLUDES INSURANCE) 2019/20

*COUNCIL TAX BAND E £1962.69

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