

## SHAREL COURT, THE RIDGEWAY, GOLDERS GREEN, NW11 £1,680,000, Leasehold



DREAMVIEW ESTATES ARE PRIVILEGED TO OFFER TO THE MARKET THIS STUNNING NEW DEVELOPMENT OF 7 EXTREMELY SPACIOUS LUXURY FLATS WITH A LIFT, BUILT TO THE HIGHEST SPECIFICATION WITH SECURITY AND ALARM







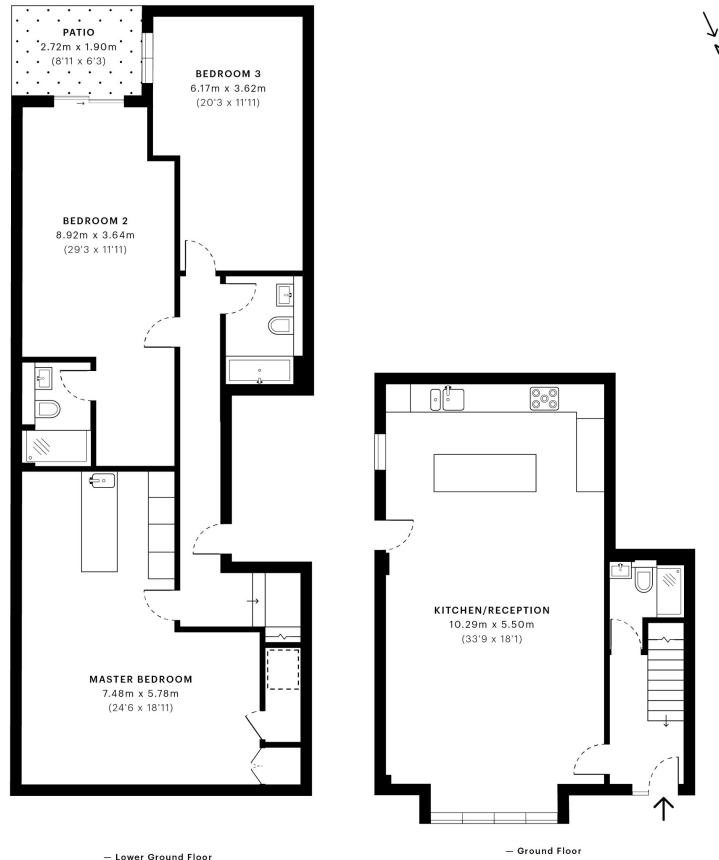


## The Ridgeway NW11

CAPTURE DATE  
02/03/2020

LASER SCAN POINTS  
37,862,213

GROSS INTERNAL AREA  
171.3 Sqm / 1844.1 Sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property.  
171.3 Sqm / 1844.1 Sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features.  
Includes washrooms, restricted head  
165.1 Sqm / 1776.9 Sqft

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

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.9 Sqm / 10.1 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  
170.8 Sqm / 1838.9 Sqft

IPMS 3C RESIDENTIAL  
166.5 Sqm / 1792.1 Sqft

SPEC ID  
5e57a029b9a41b0c9e51d444

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.

SHAREL COURT, 87 THE RIDGEWAY, NW11 9RX

\*DREAMVIEW ESTATES ARE PRIVILEGED TO OFFER TO THE MARKET THIS GROUND AND LOWER GROUND FLOOR DUPLEX FLAT OF 1844 SQ FT/171 SQ MT WITH OWN GARDEN IN THIS STUNNING NEW DEVELOPMENT OF 7 EXTREMELY SPACIOUS LUXURY FLATS WITH A LIFT, BUILT TO THE HIGHEST SPECIFICATION WITH SECURITY AND ALARMS

\*BEING ON THE RIDGEWAY, IN A PRIME LOCATION OF GOLDERS GREEN, IT IS IN EASY WALKING DISTANCE OF THE SHOPS AND TRANSPORT

\*SPECIFICATIONS INCLUDE:-

\*BESPOKE KITCHENS FITTED WITH SIEMENS APPLIANCES

\*ALL BATH OR SHOWER ROOMS HAVE ITALIAN TILING

\*UNDER FLOOR HEATING (SEPARATE ROOM CONTROLS)

\*LED STRIP LIGHTING

\*ALL FLATS ARMED

\*VIDEO ENTRYPHONE WITH CCTV

\*AIR CONDITIONING

\*OFF STREET PARKING