



**GARDEN FLAT, RAVENSCROFT AVENUE, NW11**  
**£650,000 LEASEHOLD**

**A 2 bedroom 2 bathroom ground floor flat with direct access to its own garden.**

2 BEDROOMS/ 2 BATHROOMS/ GARDEN FLAT/ GROUND FLOOR/ OWN ENTRANCE/ NEWLY REFURBISHED/ CHAIN FREE/ EPC RATING: D/ COUNCIL TAX BAND: D



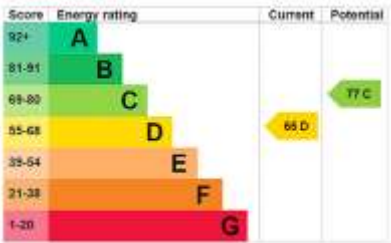
### DESCRIPTION:

We are delighted to offer this fully refurbished 2 bedroom ground floor flat with direct access to a private rear garden via the living room.

Ravenscroft Avenue is located between Golders Green Road and Finchley Road and is situated close to all shops, local amenities and transport facilities both in Golders Green and Temple Fortune. Accommodation comprises, 2 double bedrooms, 2 bathrooms (both ensuite) a guest WC, a large living room and a separate fully built in kitchen. The private rear garden has a large patio area and measures approximately 40' x 20'. A major benefit of the flat is that it has a long lease and low outgoings. That combined with high ceilings, bright and spacious rooms and a separate kitchen make this a perfect flat for someone looking to downsize or for a young family looking for a large flat with outside space.

Viewing is highly recommended.

Leasehold 250 Years  
Ground Rent NIL







## Ravenscroft Avenue, Golders Green, London, NW11 0RY

Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 75.61 SQ M / 814 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 75.61 SQ M / 814 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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