



SUNFLOWER COURT, GRANVILLE ROAD, NW2
£535,000 LEASEHOLD

A FABULOUS 2 BEDROOM, 2 BATHROOM APARTMENT

Golders Green | 020 8458 8313 | goldersgreen@winkworth.co.uk

2 BEDROOMS/ 2 BATHROOMS/ 2 BALCONIES
UNDERGROUND RESERVED PARKING
LIFT/FABULOUS VIEW/ AIR CONDITIONING TO LIVING ROOM
EPC: B / COUNCIL TAX BAND: E



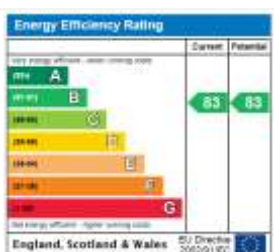
DESCRIPTION:

We are delighted to offer this extremely bright and spacious 2 bedroom, 2 bathroom (en-suite shower room) contemporary apartment located in Childs Hill, close to local amenities, shops and transport facilities at Golders Green, Hampstead and the newly opened Brent Cross West station (part of the Thameslink and into Kings Cross in less than 30 minutes). Granville Road is situated off The Vale and has easy access to open spaces at Childs Hill Park and Golders Hill Park.

The apartment is located on the 3rd floor at the rear of the development and has a wonderful open westerly aspect. There are 2 balconies off both the living room and the main bedroom.

The contemporary fitted kitchen is open plan with the living room and has a quality wooden floor. Both the family bathroom and the en-suite shower room are fully tiled (walls and floor) and are finished to a high standard, and both bedrooms are spacious 'doubles'.

Sunflower Court, when constructed in 2010 was built to an extremely eco efficient high standard with particular emphasis on energy saving infrastructure. The block is constructed around several attractive landscaped courtyards, has a full time caretaker and underground reserved secure parking. There is also a passenger lift to all floors. This is a most attractive modern flat in a lovely location. It would make an excellent rental investment or would suit a young couple looking for their 1st home.

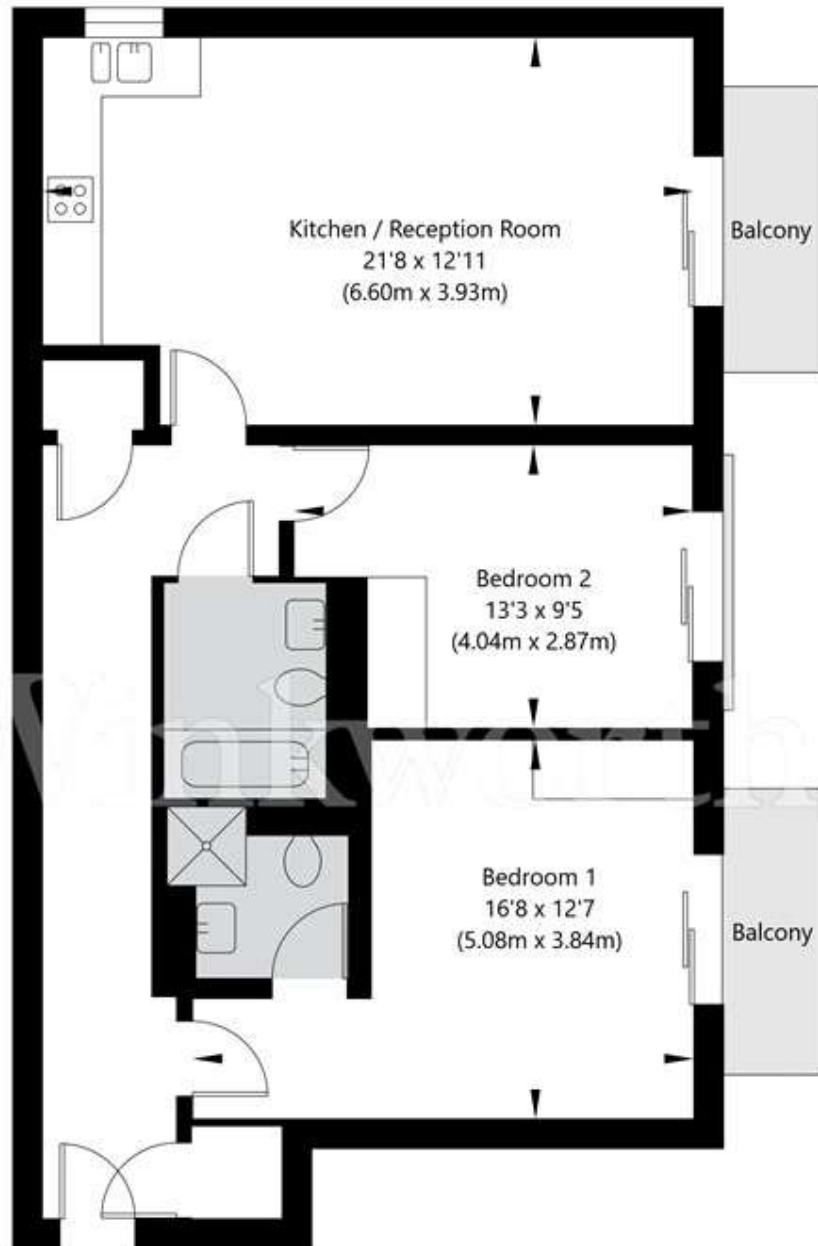


Leasehold 125 years from 1st January 2010



Sunflower Court, 173 Granville road NW2 2BF

Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 74.76 SQ M / 805 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 74.76 SQ M / 805 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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