



**RAVENS CROFT AVENUE, NW11**  
**£450,000 LEASEHOLD**

## **A VERY BRIGHT & SPACIOUS 2<sup>ND</sup> FLOOR (TOP) 2 BEDROOM CONVERSION**

2 Double Bedrooms/ Large Open Plan Kitchen/ Reception Room/ Just Refurbished/ Long Leasehold/ Very Bright and Spacious Living Room/ Low Outgoings/ Chain Free/ EPC Rating: D/ Council Tax Band: D





### DESCRIPTION:

An extremely bright and spacious 2<sup>nd</sup> floor (top) 2 double bedroomed flat situated in this refurbished semi-detached house located in Central Golders Green.

Ravenscroft Avenue is located off Golders Green Road and the Finchley Road making it ideally positioned for local transport at Golders Green Station and of course shops and amenities both in Golders Green and Temple Fortune.

The flat has just been comprehensively modernised with a fabulous new kitchen, wooden flooring to the lounge/ diner and a luxury shower room. Both bedrooms are doubles and newly carpeted. The flat shares a communal entrance with just the 1<sup>st</sup> floor flat and will have low outgoings and a very long lease.

The flat is offered with immediate vacant possession and must surely be the best value modern 2 bedroom flat current on the market in the Golders Green Area.

Viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	57
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

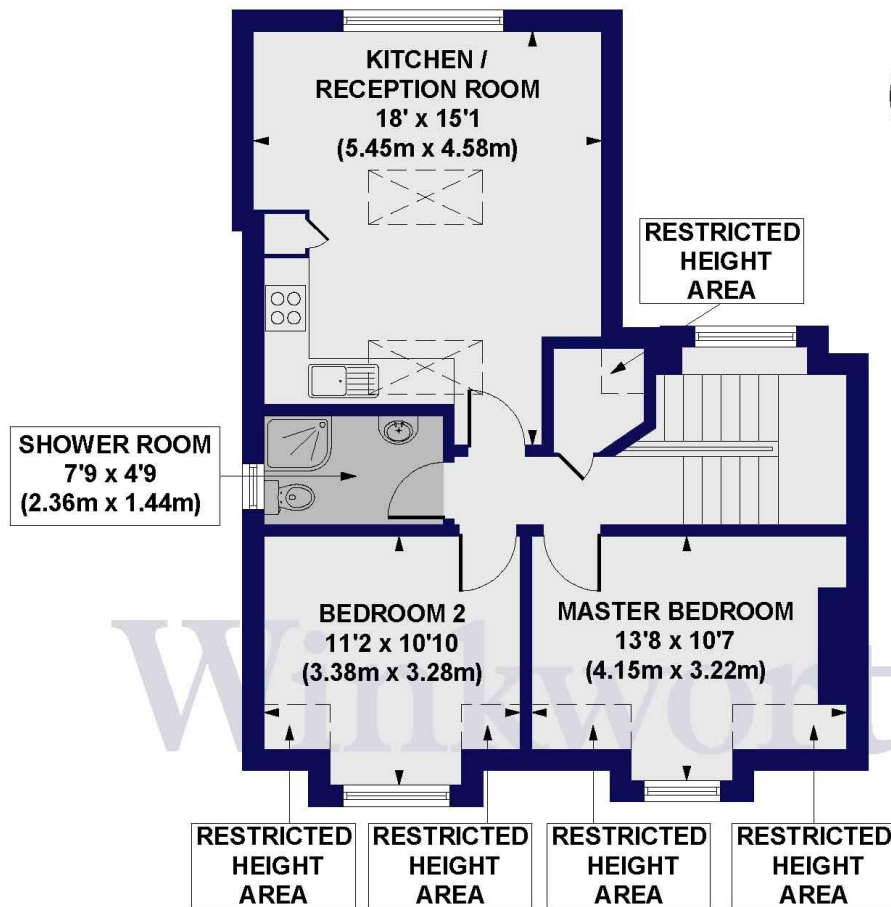




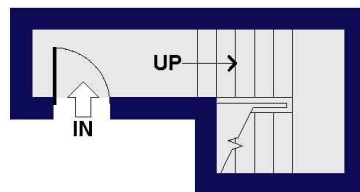
## Ravenscroft Avenue, NW11

Approx. Gross Internal Floor Area 710 sq. ft / 66.00 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 676 sq. ft / 62.83 sq. m (Excluding Restricted Height Area)



**SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 652 SQ FT**



**FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 58 SQ FT**

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.