



FIRST FLOOR FLAT, RAVENSCROFT AVENUE, NW11
£550,000 LEASEHOLD

A SIZEABLE 2 DOUBLE BEDROOM REFURBISHED APARTMENT WITH PRIVATE REAR GARDEN

2 Double Bedrooms/ Separate Large Eat in Kitchen/ Luxury 4PC
 Bathroom/ New Carpets throughout/ Private Rear Garden/ Chain Free/
 Long Lease/ EPC Rating: D/ Council Tax Band: D



DESCRIPTION:

We are delighted to offer this completely refurbished 1st floor apartment in this centrally located 3 storey building (only 3 flats) ready for immediate occupation.

Ravenscroft Avenue is located between Golders Green Road and Finchley Road and is extremely well positioned for all shops, transport facilities, place of worship and amenity spaces both in Golders Green and Temple Fortune.

Unlike most contemporary flats, the apartment has a separate, very spacious kitchen/ breakfast room with built in appliances. In addition, both bedrooms are large and the luxury bathroom has both a bath and separate shower cubicle.

Of particular benefit is also the private rear garden (accessed down the side of the building). Overall this is a highly desirable 1st floor conversion with large rooms, high ceilings, a separate kitchen/breakfast room and its own garden. It ticks all the boxes!!

Offered in refurbished condition and chain free we highly recommend early viewing to avoid disappointment.

Leasehold – New 250 year lease

Ground Rent – Nil

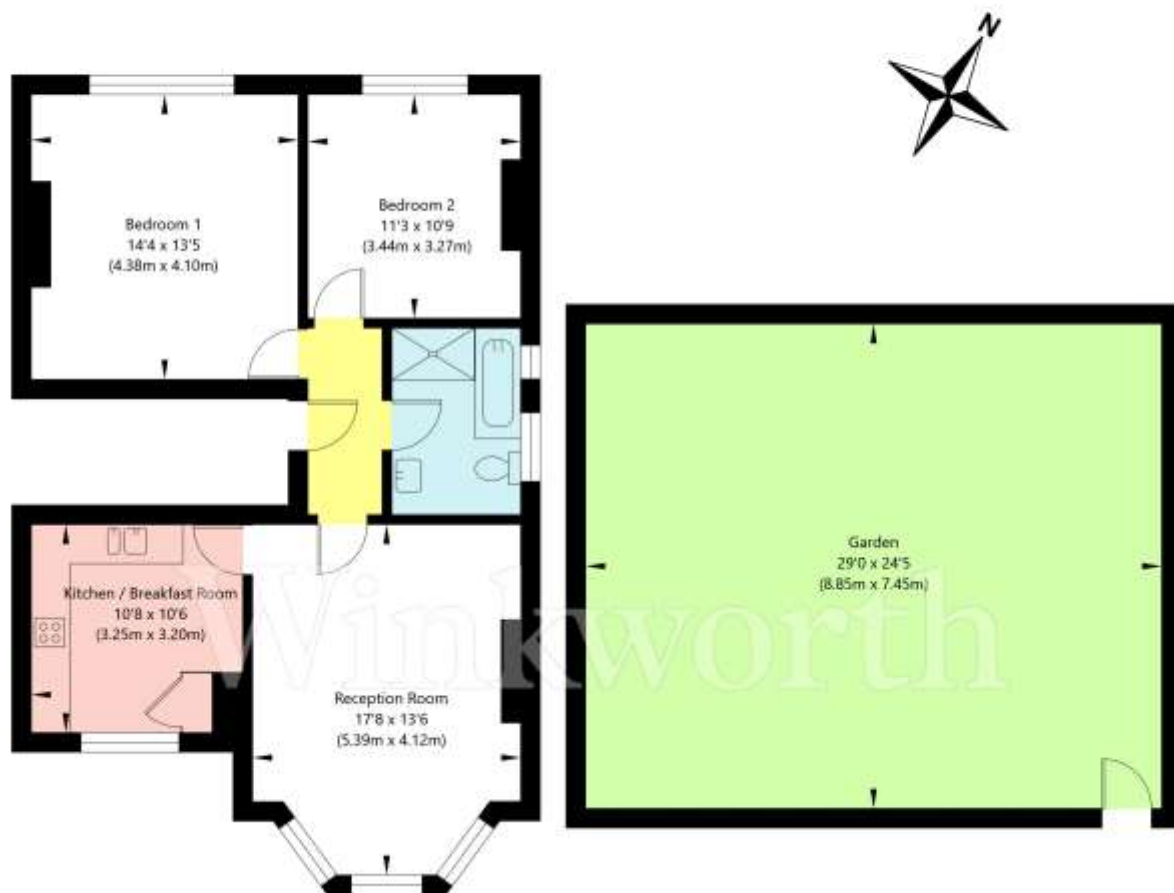
Service Charge - TBA

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 C	80 C
39-54	E		
21-38	F		
1-20	G		



Ravenscroft Avenue, Golders Green, London, NW11 0RY

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 71.31 SQ M / 768 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 71.31 SQ M / 768 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.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK