



RAVENSROFT AVENUE, NW11
£695,000 LEASEHOLD

AN EXTREMELY LARGE 3 BEDROOM 2 BATHROOM 1ST FLOOR APARTMENT

3 Bedrooms/ 2 Bathrooms (1 En-Suite)/ 1st Floor/ Lift/
Garage in Block/ 2 Balconies/ Central Location/ Chain
Free/ Requires Modernisation/ EPC Rating: C



DESCRIPTION:

An extremely rare opportunity to purchase this very sizeable 3 bedroom 2 bathroom 1st floor in this most desirable block of flats located in Central Golders Green on Ravenscroft Avenue, close to the junction with Golders Green Road.

In addition to the 3 bedrooms and 2 bathrooms, the flat has a very large entrance hallway, a separate kitchen and 2 balconies (1 off the master bedroom and 1 off the living room). The total sq. ft. of the flat is over 1300 sq. ft. thereby making it ideal for someone downsizing from a large house and wanting to be within walking distance of shops and local facilities.

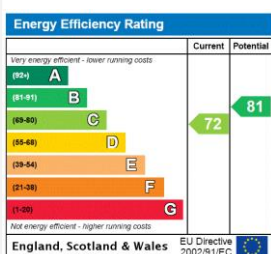
Additional benefits include, a single garage in the block to the rear, a new passenger lift and a small communal garden. The flat does require modernisation but we would anticipate that a buyer will wish to modernise to their own taste and standard.

There is no upper chain.

Leasehold: 139 years from Sep 1967 – 85 years remaining

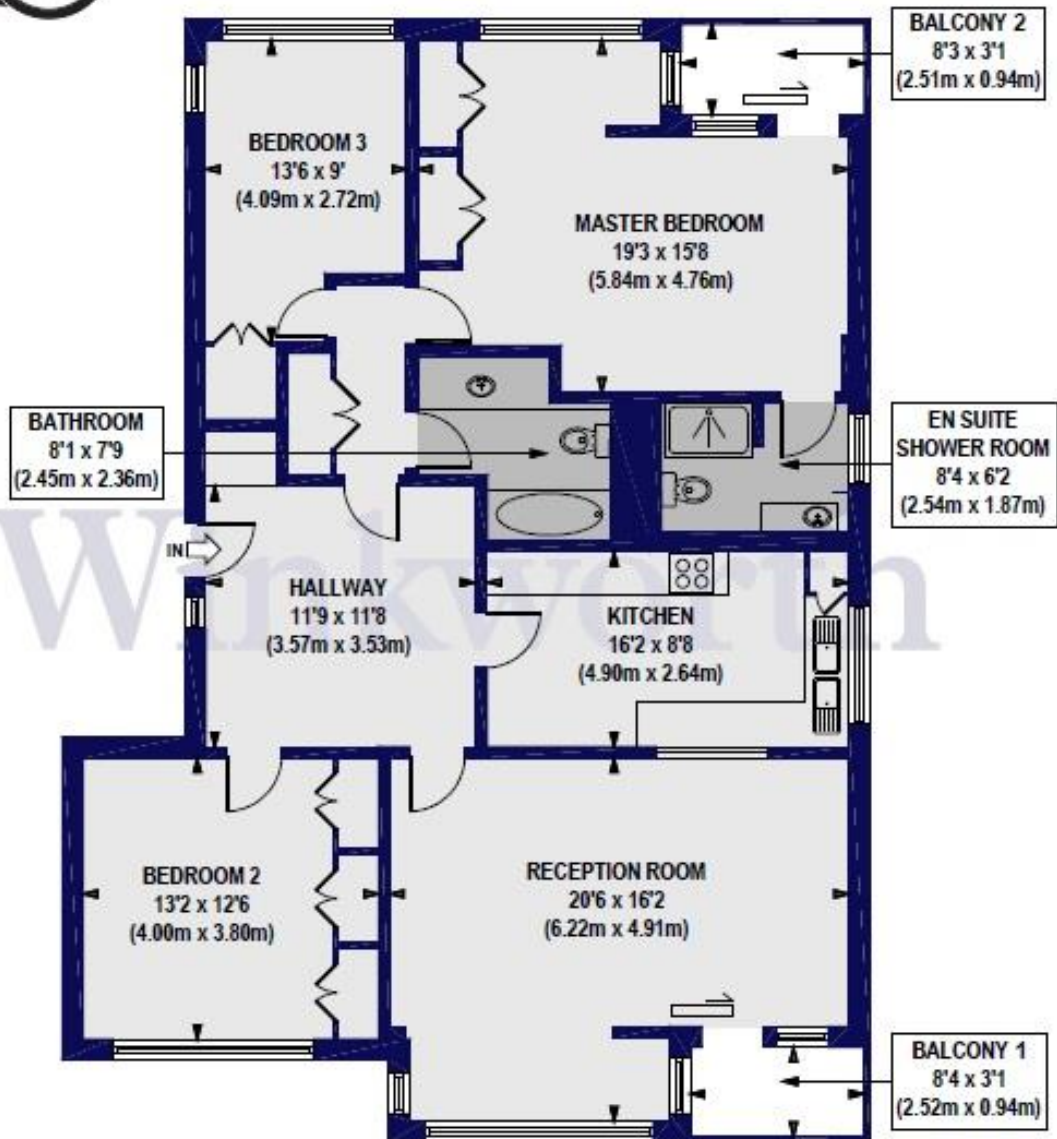
Ground Rent: £80 rising to £350

Service Charge: Approx. £2000 p/a





Ravenscroft Court, Ravenscroft Avenue, NW11
Approx. Gross Internal Floor Area 1336 sq. ft / 124.10 sq. m



FIRST FLOOR

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.