



GRANVILLE ROAD, NW2
£540,000 LEASEHOLD

A DELIGHTFUL 2 BEDROOM 2 BATHROOM APARTMENT WITH BALCONY AND FABOLOUS VIEWS

2 Bedrooms/ En-Suite Bathroom/ Open Plan Modern Kitchen + Living Room/ Balcony/ Private Underground Parking/ Lift/ Chain Free/ EPC Rating: B/ Council Tax Band: E



DESCRIPTION:

We are delighted to offer this bright and spacious 2 bedroom 2 bathroom (en-suite shower room) contemporary apartment located in Childs Hill, close to local amenities at Golders Green and Hampstead.

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 second floor and has an open westerly aspect off the living room (via a balcony) with fabulous views over the green open space of local allotments.

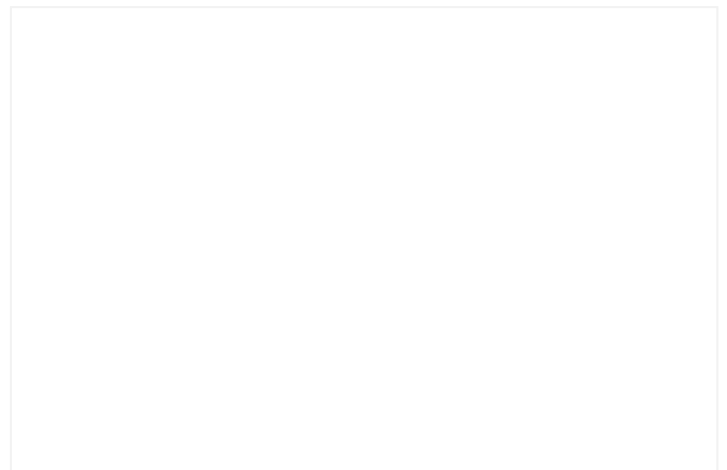
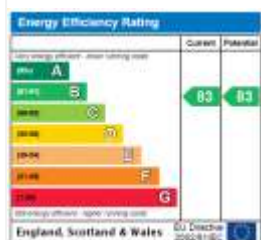
The contemporary fitted kitchen is open plan with the living room and has a quality wooden floor. Both the family bathroom and the en-suite shower room are fully tiled (walls and floor) and are finished to a high standard.

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.

SC: TBC

GR: 350 P/A

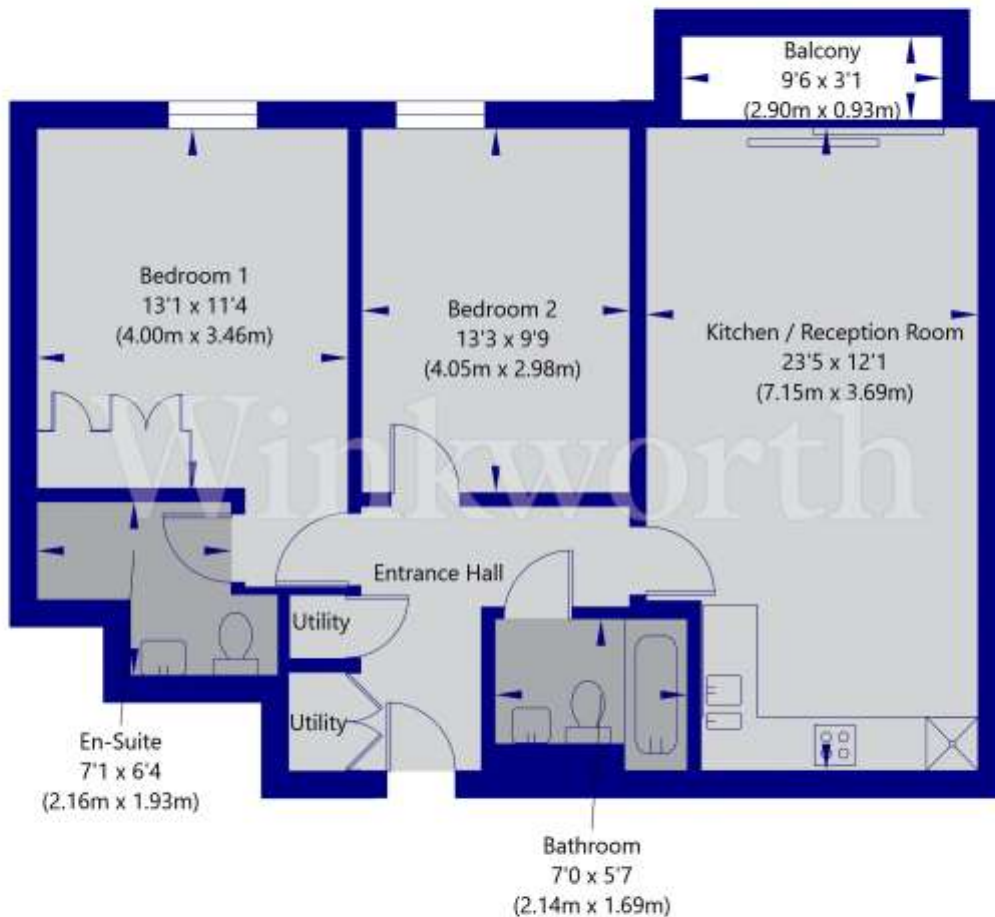
Lease: 125 years from 01/01/2010





Sunflower Court, 173 Granville Road, London, NW2 2BF

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 70.89 SQ M / 763 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 70.89 SQ M / 763 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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