



**GRANVILLE ROAD, NW2**  
**£550,000 LEASEHOLD**

## **A LOVELY, COMTEMPORARY 2 BEDROOM 2 BATHROOM APARTMENT**

**2 Bedrooms/ 2 Bathrooms/ Open Plan Kitchen & Living Room/ 2 Balconies/ Underground Reserved Secure Parking/ Lift/ Porter/ Excellent Condition/ EPC Rating: B/ Council Tax Band: E**



## DESCRIPTION:

A bright and spacious 2 bedroom 2 bathroom apartment in this award winning contemporary development, well located for Golders Green, Brent Cross & Hampstead.

The apartment which is located on the second floor has the benefit of 2 balconies, an en-suite shower room to the main bedroom and reserved underground parking with a high level of security throughout. The flat has been maintained to a high standard throughout with wooden flooring to the living room and ceramic floor tiled bathrooms.

Granville Road is situated off The Vale close to the junction with Dunstan Road.

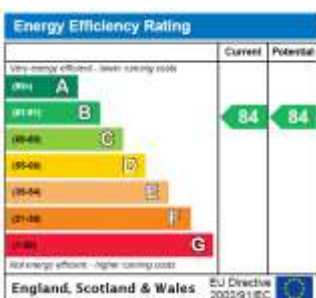
This is an excellent 2 bedroom property, offering much to either owner occupiers or someone seeking an excellent rental investment.

Early viewing is highly recommended.

Lease: 125 years from 01<sup>st</sup> January 2010

Service Charge: (per 6 months) £1393.20 (April 2022 to September 2022)

Ground Rent: TBA

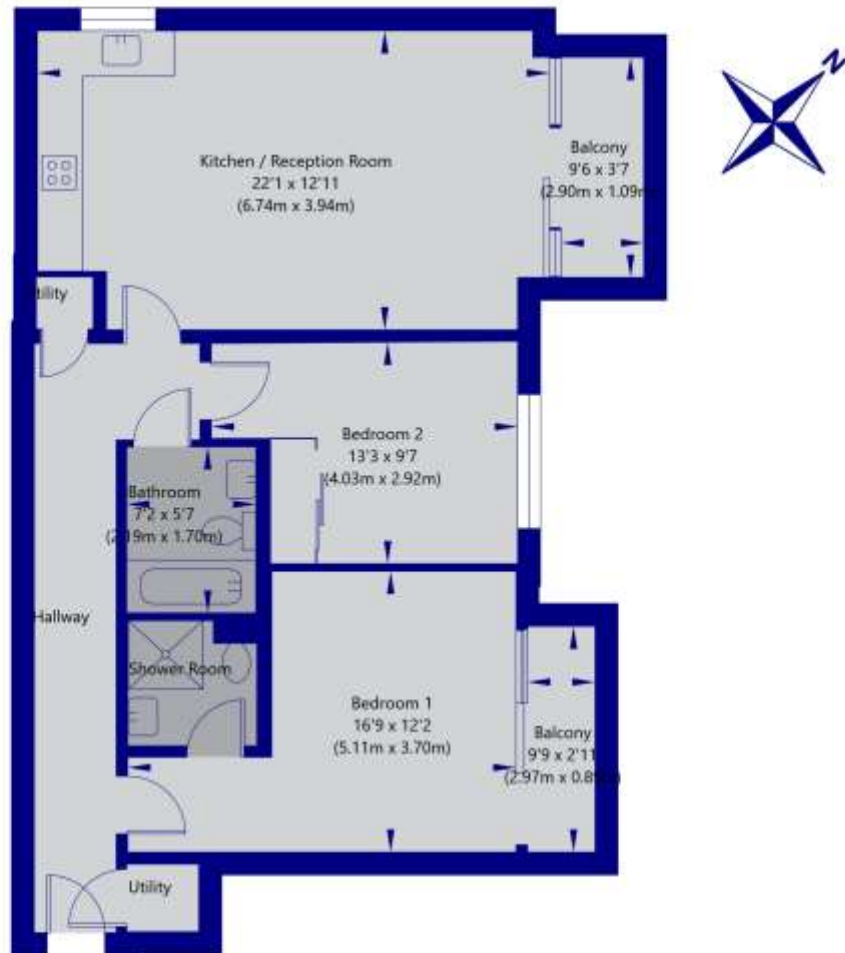






2 Bedroom apartment Sunflower Court, 173 Granville Road, NW2 2BF

Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 72.15 SQ M / 777 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 72.15 SQ M / 777 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.