



**SUNFLOWER COURT, GRANVILLE ROAD, NW2**  
**£545,000 LEASEHOLD**

## **A FABULOUS 2 BEDROOM, 2 BATHROOM APARTMENT CLOSE TO CENTRAL GOLDERS GREEN**

**Golders Green | 020 8458 8313 | goldersgreen@winkworth.co.uk**

**2 BEDROOM/ 2 BATHROOM/ LUXURY KITCHEN WITH AN OPEN PLAN LIVING ROOM**  
**SOUTH WEST FACING BALCONY OVER LOOKING ALLOTMENTS**  
**RESERVED UNDERGROUND PARKING/ LIFT/ CARETAKER**

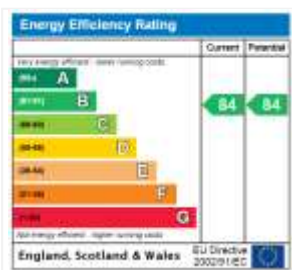


## DESCRIPTION:

We are delighted to offer this raised ground floor (at the rear) 2 bedroom, 2 bathroom luxury apartment with its contemporary flair and stylish finish with high quality fittings and fixtures. Sunflower Court is located on Granville Road and is approximately ½ mile away from Central Golders Green and within close proximity of West Hampstead and the Hampstead Heath extension.

The apartment is located at the rear of the building with a delightful open view of the allotments from the South-West facing balcony. The flat has the benefit of underground reserved security parking and additional security throughout the common parts. Internally, the flat has been decorated to a high standard and it has been exceptionally well maintained.

This is a super, contemporary flat, well located and ideal for a young couple, a London pied a terre or even as an investment. Viewing is highly recommended.



**Tenure:** LEASEHOLD (125 years from 1 January 2010)

**Service Charge:** £ 2126.34 (half year)

**Ground Rent:** £500.00 Annually (subject to increase)

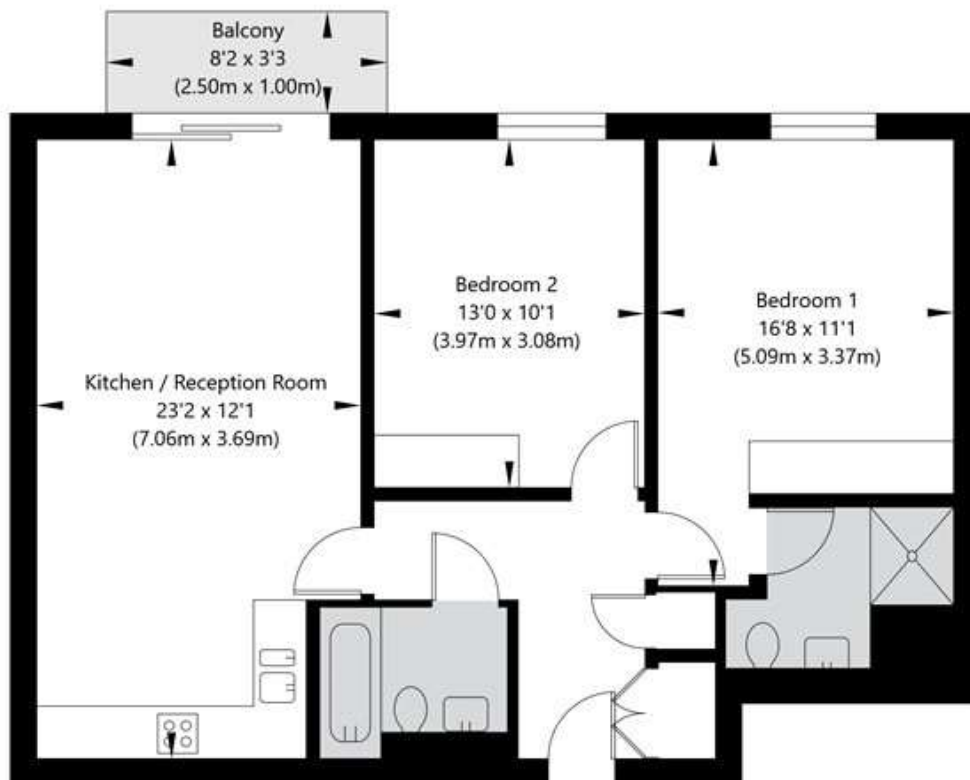
**Council Tax Band:** F





# Granville Road, London, NW2 2BF

Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 71.18 SQ M / 766 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 71.18 SQ M / 766 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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