

# ETRONA MEWS

172-174 GRANVILLE ROAD, LONDON, NW2 2LD



A lovely development of just 3 Town Houses and 6 Flats set within a gated courtyard backing onto Child's Hill Park.

**Winkworth**

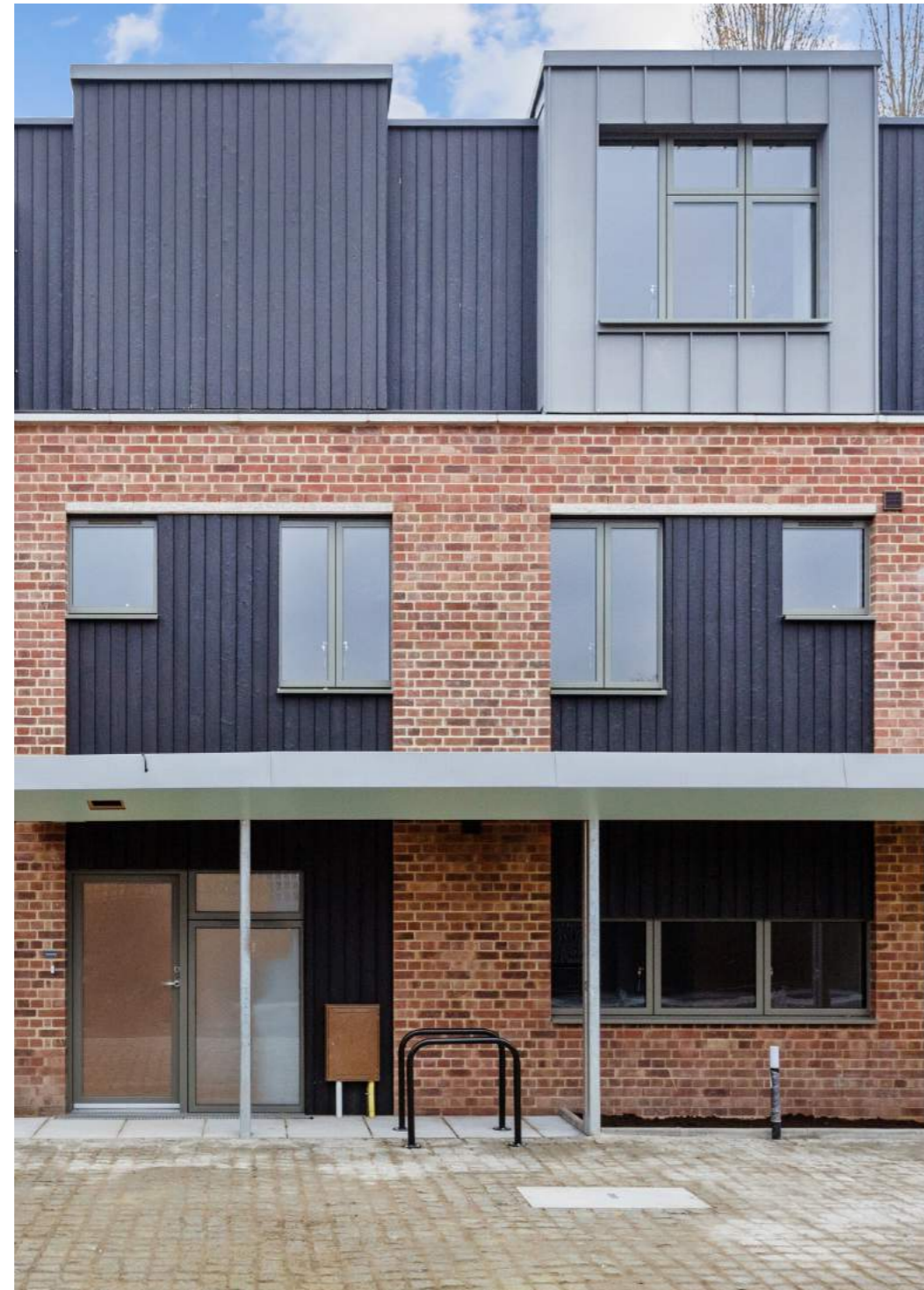
**WE ARE DELIGHTED TO OFFER 3 NEWLY BUILT FAMILY HOUSES SET WITHIN THIS CONTEMPORARY DEVELOPMENT OF ONLY NINE UNITS (3 TOWN HOUSES & 6 FLATS), FINISHED TO A HIGH SPECIFICATION, LOCATED WITHIN A PRIVATE COURTYARD BEHIND SECURITY GATES.**

Granville Road is situated within 1 / 4 mile of central Golders Green and has superb access to local shops, places of worship and transport facilities. Local amenities such as recreational parks, open spaces and Brent Cross Shopping Centre are all close by and access to major road routes both into Central London, airports and the motorway network servicing the South East of England and the rest of the country are easily accessible.

The 3 adjoining houses are all built on 3 floors and have a top floor balcony or a terrace. Either with 4 or 5 bedrooms, the houses have 1 or 2 en-suite bathrooms plus a family bathroom and guest WC on the ground floor.

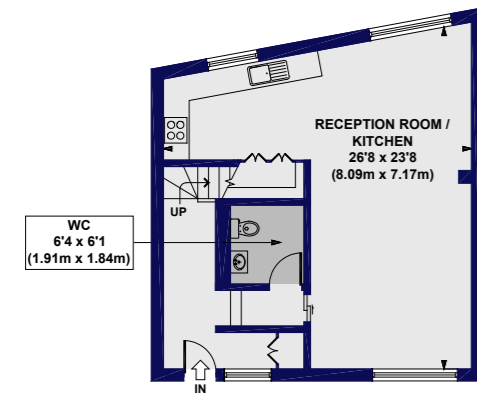
The entire ground floor comprises a spacious living room with an open plan kitchen area plus a guest wc. On the first floor there are either 3 or 4 bedrooms and the master suite complete with balcony and an en-suite bathroom is located on the 2nd floor.

The external elevations are an attractive combination of brick and semi industrial style fascia with large windows and patio doors. Central to the development, within the gated, cobbled stone courtyard, the houses have a reserved parking space (1 per house). The development overlooks Childs Hill Park and away towards Hampstead in the distance.

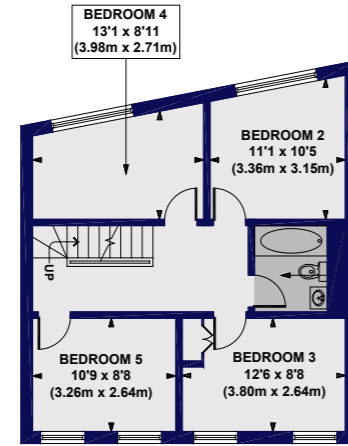


**2 ETRONA MEWS**

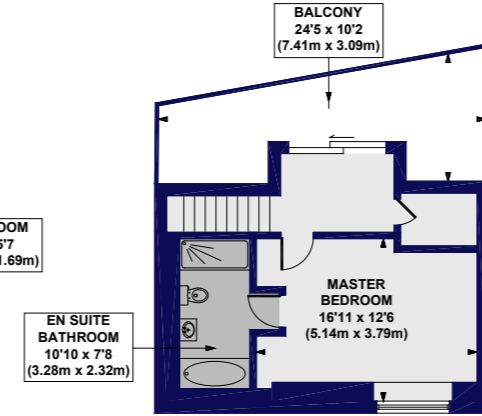
5 BED



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 573 SQ FT



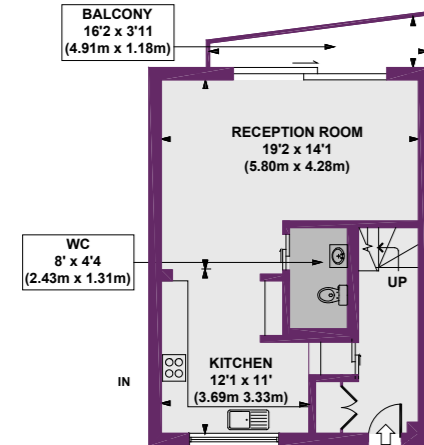
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 596 SQ FT



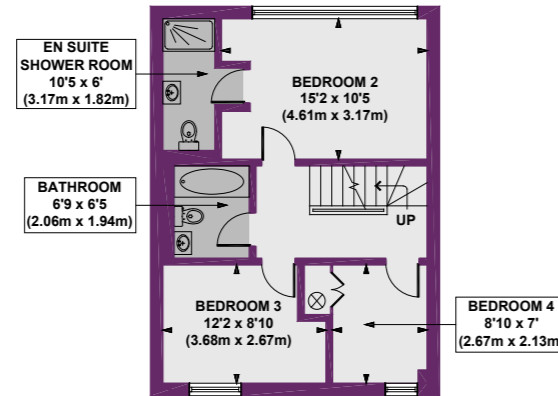
SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 402 SQ FT

**3 ETRONA MEWS**

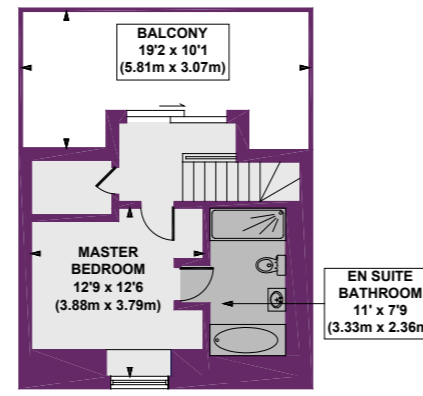
4 BED



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 498 SQ FT



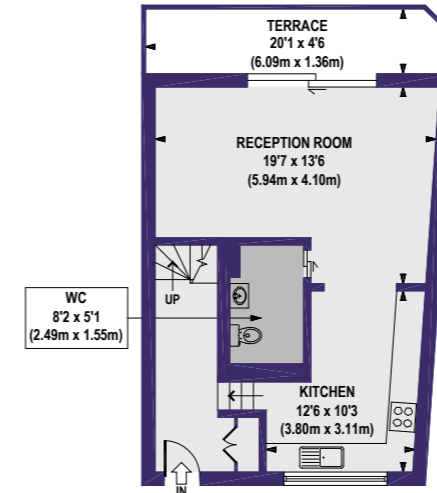
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 527 SQ FT



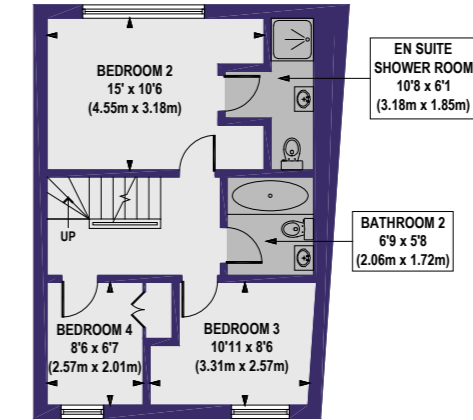
SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 341 SQ FT

**4 ETRONA MEWS**

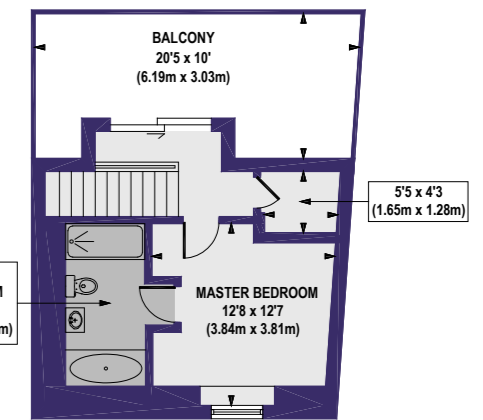
4 BED



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 494 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 487 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 307 SQ FT

	Bedrooms	Receptions	Bathrooms	W.C.	Ground Floor GIA	First Floor GIA	Second Floor GIA	Total GIA
2 Etrona Mews	5	1	2	1	573	596	402	1517
3 Etrona Mews	4	1	3	1	498	527	341	1366
4 Etrona Mews	4	1	3	1	494	487	307	1288

All Gross internal areas are approximate

## ETRONA MEWS

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### FEATURES

- Freehold houses
- Private gated mews with added security
- Reserved parking within gated development
- Highly rated for every efficiency with individual rooms thermostatically controlled with underfloor heating
- High specification kitchens & bathrooms
- JCW 10 year building warranty
- Modern design



## LOCATION



## ENERGY PERFORMANCE RATINGS

### 2 ETRONA MEWS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87 B
(69-80)	C	80 C	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

### 3 ETRONA MEWS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88 B
(69-80)	C	79 C	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

### 4 ETRONA MEWS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		89 B
(69-80)	C	79 C	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

## Winkworth Golders Green

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