



**ORCHID COURT, GRANVILLE ROAD, NW2**  
**£535,000 LEASEHOLD**

## **A 2 BEDROOM, 2 BATHROOM APARTMENT WITH PRIVATE TERRACE**

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

**2 BEDROOMS/ 2 BATHROOMS/ PRIVATE TERRACE OFF LIVING ROOM**  
**SECURITY ENTRANCE/ LONG TERRACE/ EPC: C /COUNCIL TAX BAND: E**



## DESCRIPTION:

A wonderful opportunity to purchase this modern, garden level apartment with its own private terrace (measuring approximately 18sqft x 15sqft) in this very popular contemporary block located close to Golders Green.

Granville Road is situated off The Vale, located between Child's Hill, Golders Green and West Hampstead. It is within close proximity of the Thameslink and the Northern Line tube (Golders Green Zone 3). Local amenity areas such as Child's Hill Park and Golders Hill Park are close by.

Accommodation comprises a large open plan living room and modern kitchen with sliding patio doors onto a spacious private decked west facing terrace. There are 2 double bedrooms, the master suite having an en suite shower room. There is an additional secondary full bathroom. In addition the block has the benefit of a full-time caretaker.

The flat is offered in very good condition and viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
39-42	A		
36-38	B		
33-35	C		
29-32	D	70	70
25-28	E		
21-24	F		
19	G		

Not energy efficient - higher running costs  
EU Directive 2002/91/EC  
 England, Scotland & Wales

**Tenure:** LEASEHOLD

**Term:** Expires - 125 years from 18<sup>th</sup> September 2009

**Service Charge:** £2650 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** E





# Orchid Court, London, NW2 2BE

Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 72.75 SQ M / 783 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 72.75 SQ M / 783 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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