GROVEWOOD HOUSE, GRANVILLE ROAD, NW2
£495,000 LEASEHOLD

A good value, 2 bedroom, 2 bathroom apartment in excellent condition

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

2 BEDROOMS | 2 BATHROOMS | JULIET BALCONY TO RECEPTION ROOM
COMMUNAL GARDEN| RESERVED SECURITY PARKING| SMALL BLOCK| LIFT
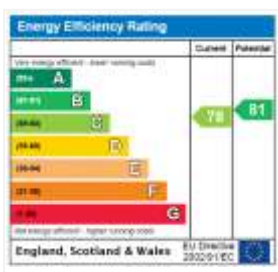CHAIN FREE| EPC: B | COUNCIL TAX BAND D

DESCRIPTION:

We are delighted to offer this extremely well maintained, modern 2-bedroom, 2 bathroom apartment set within a small block of flats with easy access of Golders Green and Child's Hill.

Grovewood House is located on Granville Road close to the junction with The Vale and Dustan Road. It is convenient for all local amenities and overlooks Childs Hill Park.

Accommodation comprise 2 bedrooms, 2 bathrooms (there is an en-suite shower room to the main bedroom), a well-appointed kitchen and family bathroom. The flat is located on the 1st floor. To the rear of the block is a small communal garden and each flat has a reserved parking bay accessed via a gate to the side of the building.

The flat is currently occupied, but is being sold chain free. This is a sensibly priced, well-appointed modern flat, offered in good condition. Viewing is highly recommended.

Tenure: Leasehold 125 years

Term: Expires - 31.05.2127

Service Charge: £1475.99 per annum

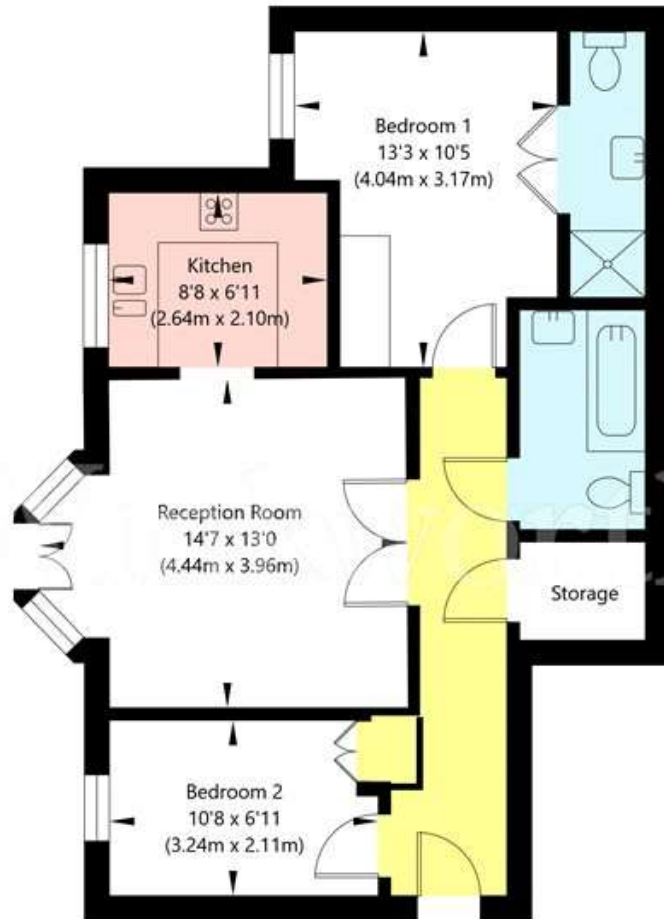**Ground Rent:** £ 0 Annually (subject to increase)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

2 Bedroom Apartment, London NW2

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 59.05 SQ M / 636 SQ FT

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Bedroom 1
13'3 x 10'5
(4.04m x 3.17m)

Kitchen
8'8 x 6'11
(2.64m x 2.10m)

Reception Room
14'7 x 13'0
(4.44m x 3.96m)

Storage

Bedroom 2
10'8 x 6'11
(3.24m x 2.11m)

APPROXIMATE GROSS INTERNAL FLOOR AREA 59.05 SQ M / 636 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.