

Eaton Court Sinclair Grove Golders Green NW11 9JH



- 3 Bedrooms
- 3 Bathrooms (2 Ensuite)
- Living Area
- Dining Area
- Kitchen/Breakfast Room
- Guest Cloakroom
- Shower Room/Guest WC
- Own Entrance
- Private Patio Area

**£1,200,000**  
**Subject To Contract**



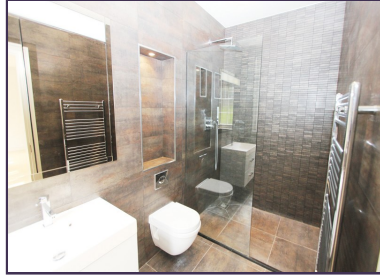
**MELVIN JACOBS ESTATE AGENTS**  
Sales, Lettings & Block Management

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These particulars are prepared with all due care attention for convenience of intending purchasers but their accuracy is not guaranteed and they do not form any part of a contract. Purchasers must themselves check by inspection or otherwise the accuracy of these particulars prior to signing a contract

## Ground Floor

### Entrance Hall

Front entrance door, stairs leading to basement level, doors to bedrooms 1, 2 and 3.

### Guest Cloakroom/Shower Room

**Bedroom 1 (17' 05" x 12' 07" ) or (5.31m x 3.84m)**

### Ensuite Shower Room

**Bedroom 2 (14' 01" x 10' 10" ) or (4.29m x 3.30m)**

**Bedroom 3 (13' 11" x 12' 01" ) or (4.24m x 3.68m)**

### Ensuite Bathroom

## Lower Ground Floor

### Guest Cloakroom

**Living Area (22' 0" x 16' 09" ) or (6.71m x 5.11m)**

Door to patio area

**Dining Area (10' 04" x 9' 04" ) or (3.15m x 2.84m)**

**Kitchen/Breakfast Room (27' 11" x 9' 04" ) or (8.51m x 2.84m)**

### Own Patio Area

### Tenure

We are informed that the tenure is Share of Freehold

### Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

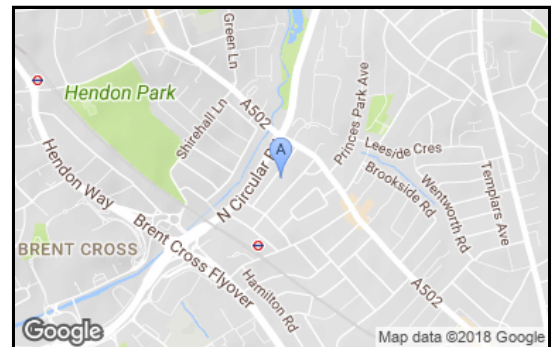
## Melvin Jacobs Estate Agents

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>		76	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Total Approximate Area  
187m<sup>2</sup>

