



2 Bedroom
Granville Road, NW2

 **Portland**
Trusted, every step of the way

£550,000
Leasehold

With exceptional green views Portland Estate Agents are pleased to market a Bright Two Bedroom Two Bathroom Apartment with Balcony in a popular Residential Block.

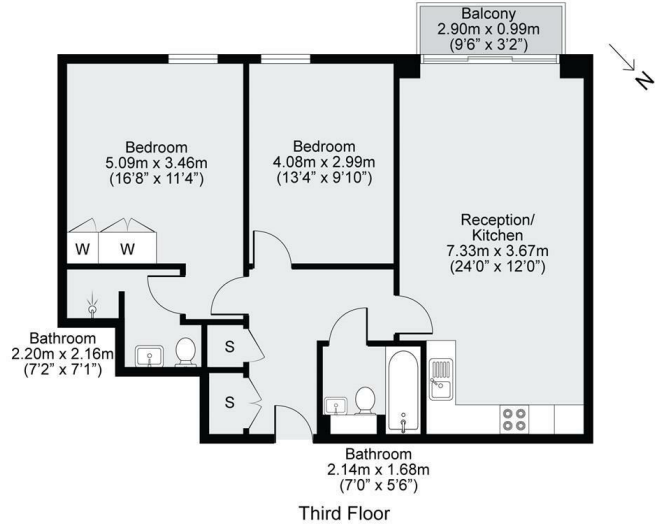
Positioned on the Third Floor of Sunflower Court, this property boasts some excellent features. Buyers can expect to find a bright open plan Kitchen/Living Room which leads onto a wonderful balcony with South Westerly green views over Childs Hill Allotments. Further to this there are two double bedrooms, one of which has an en suite, and also a family bathroom. The property is presented in excellent condition and has a bright airy feel throughout. There is off street parking available for prospective purchasers, and access is via fob entry only and then resident's lift.

Granville Road is a popular treelined residential road with a range of amenities available within a short stroll to Finchley Road which boasts a smorgasbord of shops and eateries. Access to green space is in abundance with Childs Hill, Basing Hill & Golders Hill Parks very close by not forgetting the incredible rolling hills of Hampstead Heath. For commuters both Golders Green (Northern) & Cricklewood (Thameslink) Stations are less than a mile's walk allowing a 20min train to St Pancras International.

- Two Bedroom Two Bathroom Apartment
- Secure Modern Development
- Off Street Parking
- South Westerly Views
- Bright Private Balcony
- Third Floor
- Lift Access
- Open Plan Living
- Modern Fully Fitted Kitchen
- Over 800 Square Foot of Accommodation



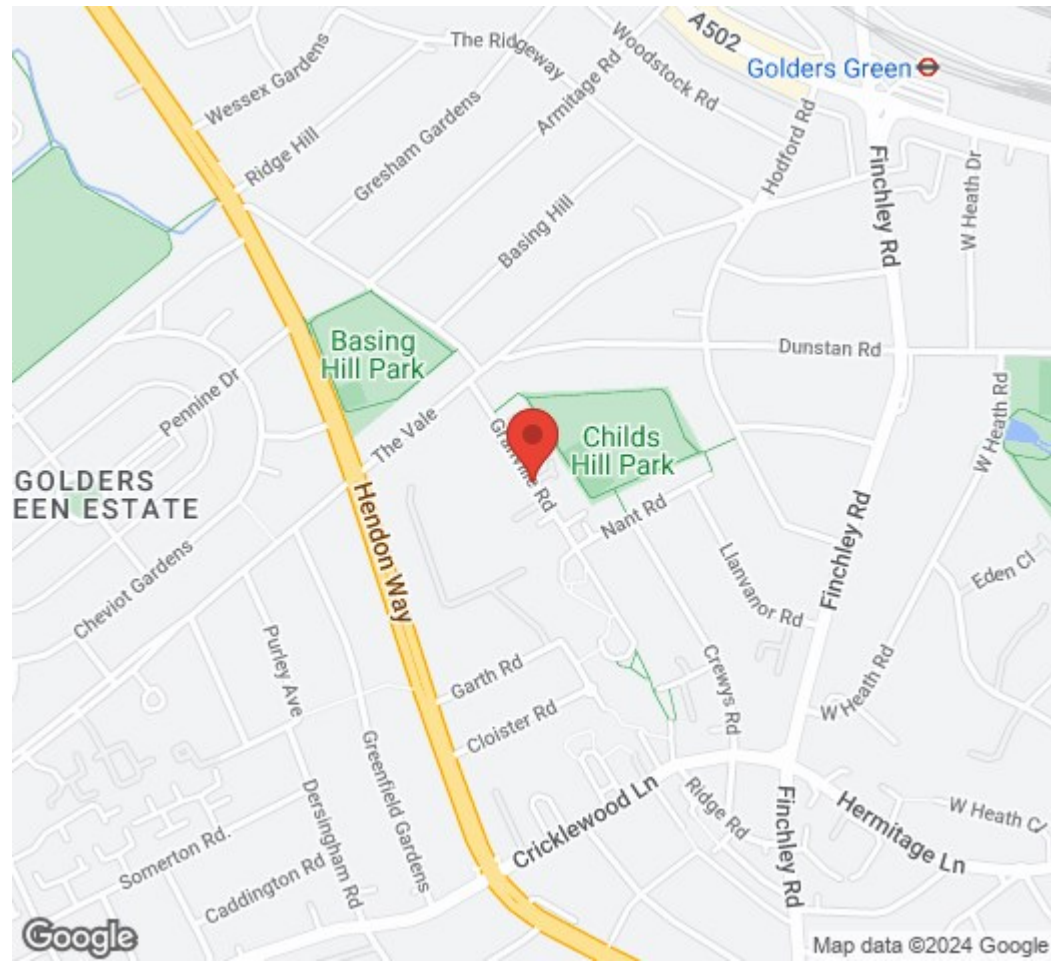




GROSS INTERNAL AREA (AIA) The footprint of the property: 75.0sqm / 807.3sqft	TOTAL STORAGE SPACE Storage and wardrobe local area: 2.8sqm / 30.1sqft	EXTERNAL STRUCTURAL FEATURES Garden, Balcony, Terrace, Verandah etc. 2.8sqm / 30.1sqft	RESTRICTED HEAD HEIGHT Limited to a maximum of 1.5m 0.0sqm / 0.0sqft
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Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	83	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		