



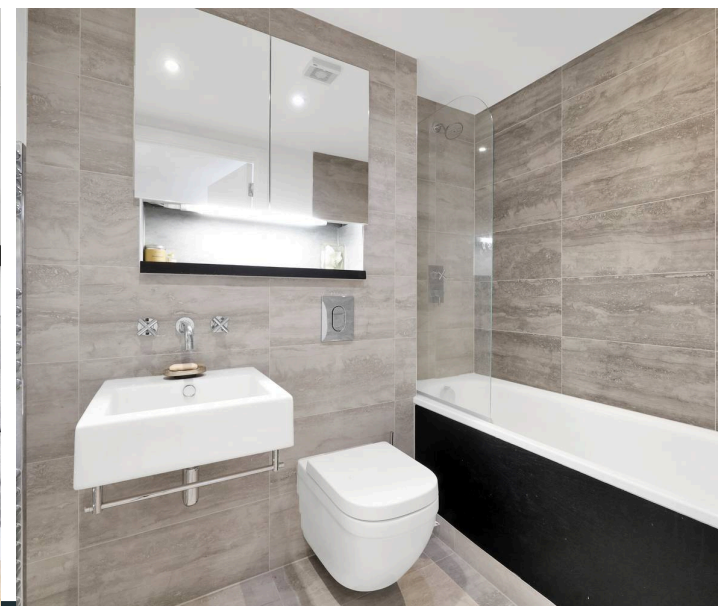
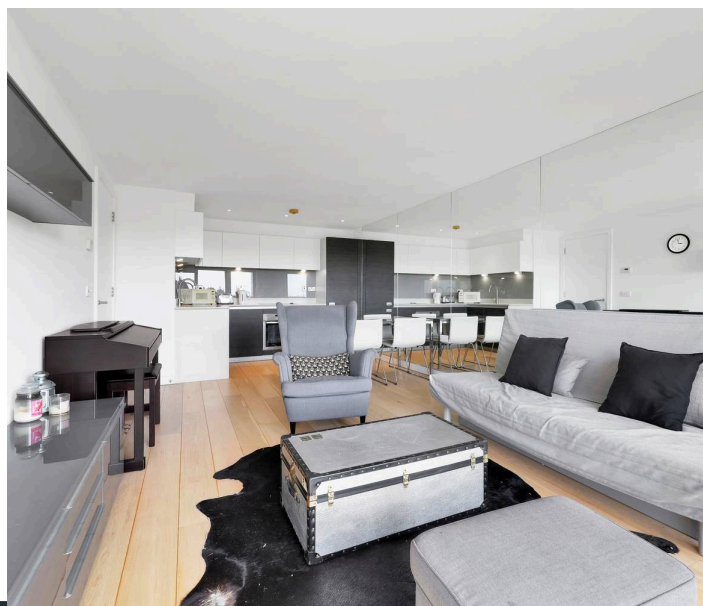
Pearl & Chance

Sunflower Court, Granville Road, NW2
£535,000

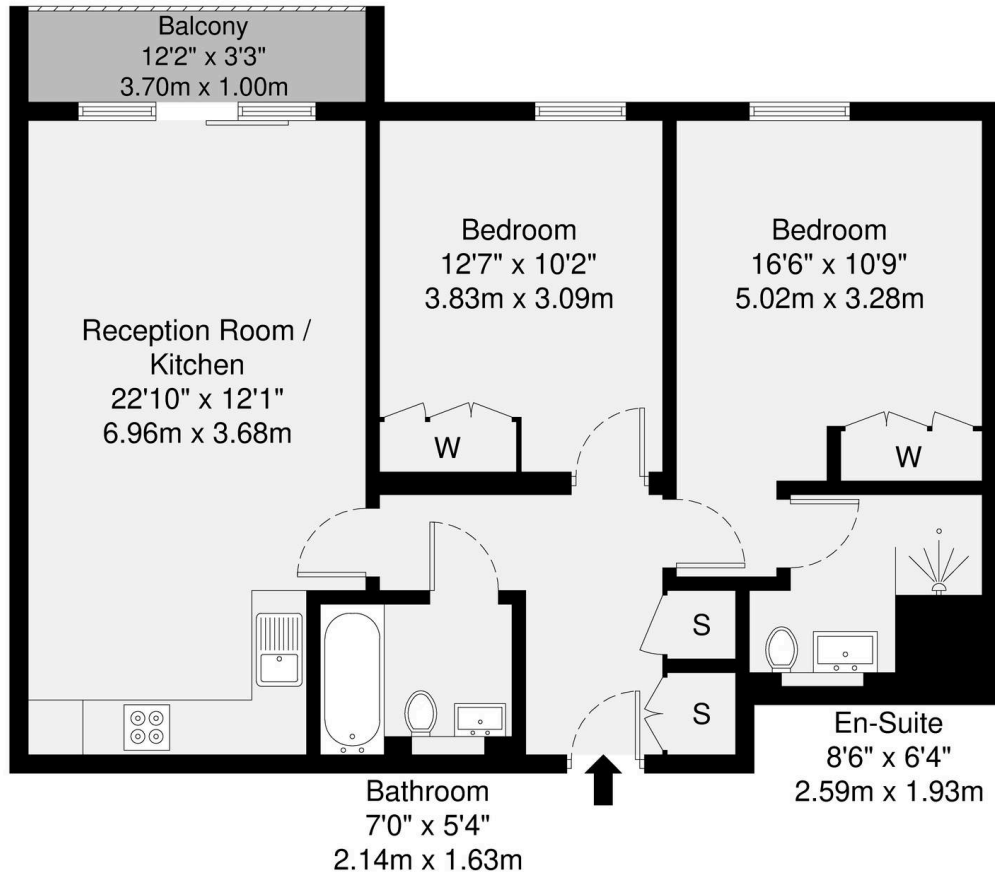
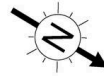
Sunflower Court, Granville Road, NW2

This modern third-floor apartment offers two spacious double bedrooms, each equipped with fitted wardrobes. The principal bedroom includes an en-suite shower room, while a separate main bathroom is conveniently located off the hallway. The open-plan living area features wooden flooring and leads to a south-facing private balcony that provides a peaceful view over the allotments, and filling the space with natural light. The sleek, modern kitchen is fitted with built-in appliances, including an integrated dishwasher. Constructed in 2010, Sunflower Court is part of the award-winning Granville Place development, celebrated for its eco-friendly design and sustainable features. Residents can enjoy beautifully landscaped communal gardens and courtyards within a secure gated community. The apartment includes underground parking for one car and is serviced by a lift. Childs Hill Park is directly opposite, providing additional green space.

- Long Lease
- Two Bathrooms
- Service Charge: £3,550.48pa
- Ground Rent: £350pa
- South Facing Balcony
- Underground Parking
- Walking Distance to Golders Green Tube
- Close to Childs Hill Park








Third Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

GROSS INTERNAL AREA (GIA)
The footprint of the property
69.6 sq m / 749 sq ft

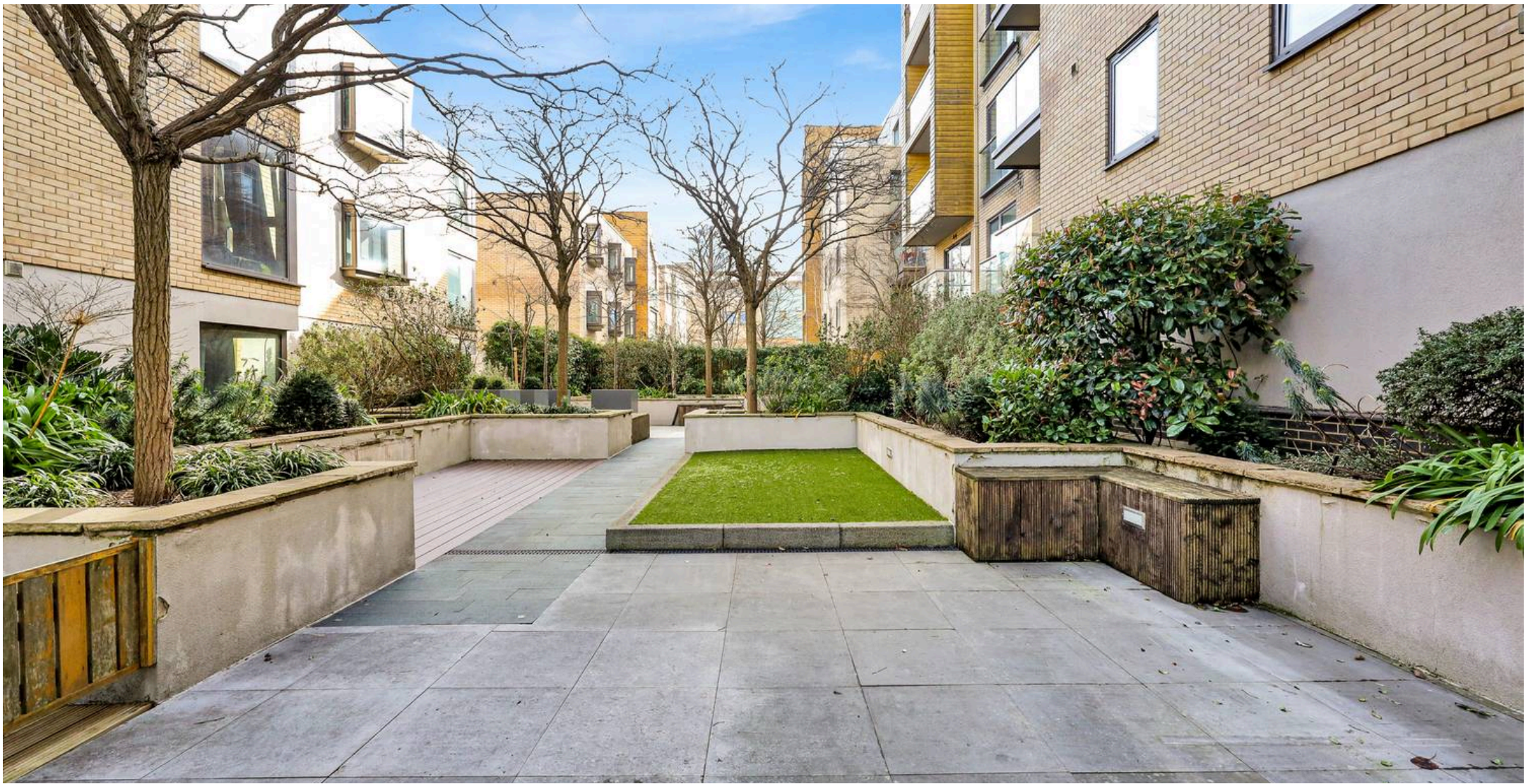
TOTAL STORAGE SPACE
Storage and wardrobe total area
3.0 sq m / 32 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
3.7 sq m / 39 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

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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IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.