



## **RAVENS CROFT COURT**

Golders Green  
London NW11



3 Bedrooms  
2 Bathrooms (One Ensuite)  
EPC Rating: D

**Price £610,000**

A bright and deceptively spacious 3rd floor apartment in this extremely desirable location within walking distance of Golders Green Tube Station, as well as Golders green road shopping facilities.



The property is 1327 SQ FT/ 123.3 SQ M of living space with plenty of natural light, stunning views from the 2 private balconies and a large kitchen/breakfast room.

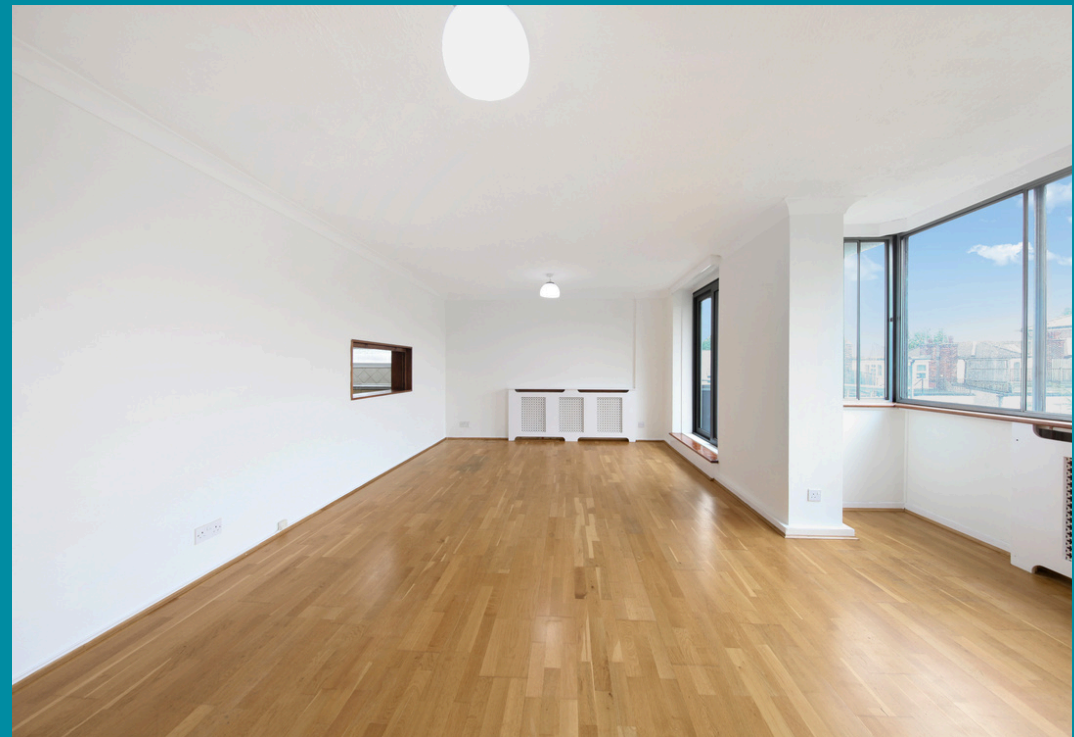
Also benefitting from a lift in the block and a detached garage which is located at the rear of the building via a residents restricted security barrier.



- Three Bedrooms
- Two Bathrooms (One Ensuite)
- Spacious Double Volume Reception Room
- Separate Kitchen/Breakfast Room
- Two Private Balconies
- Single Garage in Block to Rear Of Building
- Lift in Block
- Panoramic Views
- Desirable Location
- Walking Distance of Public Transport and Shopping Facilities
- Chain Free
- Sole Agent





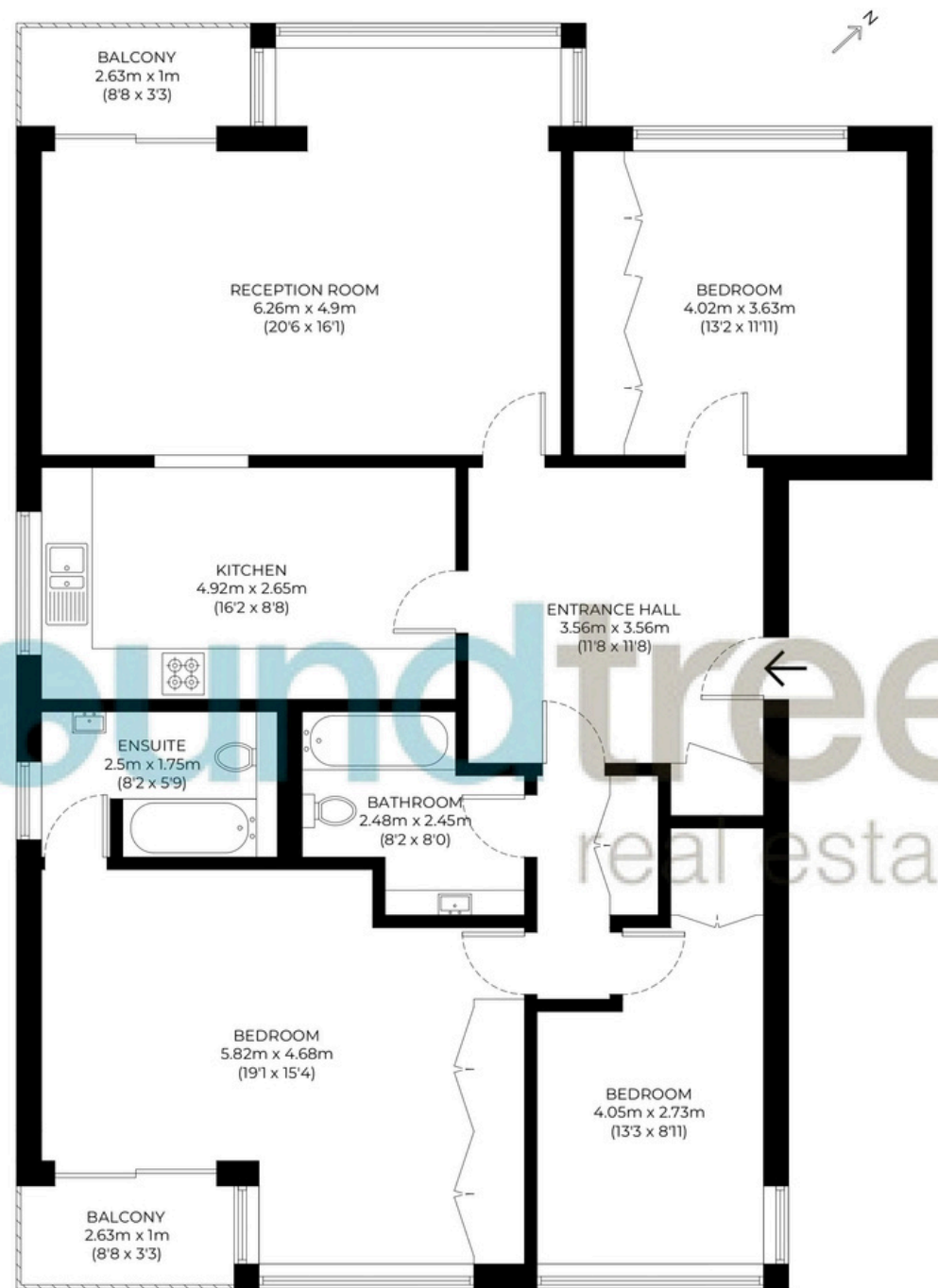


# Floorplan

Approximate gross internal area

123.3 sqm / 1327 sqft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence that the information, it must not be relied on. Maximum widths and lengths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



Third Floor

 GROSS INTERNAL AREA (GIA)  
123.3 sqm / 1327 sqft

 EXTERNAL STRUCTURAL FEATURES  
5.2 sqm / 56 sqft

 RESTRICTED HEAD HEIGHT (RHH) / EAVES STORAGE  
0 sqm / 0 sqft

# Golders Green

Golders Green is one of the most desirable parts of London to live, especially for families looking to settle down. Golders Green has many different types of property available both to rent and buy, a tranquil ambience, fantastic schools and excellent transport connections. What's more, when you move here you'll quickly find that there's a wealth of cultural and natural attractions on your doorstep.

Roundtree Real Estate have been helping people find a home in Golders Green since 2009, and we'd love to help you too. In Golders Green you might see handsome Victorian terraced houses, fabulous Art Deco mansions, stylish modern apartment blocks and rustic cottages all intermingled. Plus, in our experience, most property here although above London averages for purchase, does tend to be generously proportioned - perfect for those needing a little more space.

If you're looking for a base from which to commute into central London then Golders Green will be very handy - it sits on the Northern line, while several bus routes going into and around the city depart from right next to the tube station. The North Circular is also very close, perfect for car drivers.

The Golders Green community is famously diverse. Though predominantly Jewish, there is also a sizeable Asian population, and in general it's a great melting-pot of cultures - that leads to another thing that we love about Golders Green - an incredible foodie scene.

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To register your interest:

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# roundtree

real estate

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