



JAMES CLOSE, LONDON, NW11
£299,950 LEASEHOLD / SHARE OF FREEHOLD

A SPACIOUS UPPER FLOOR FLAT IN THIS WELL LOCATED, PURPOSE BUILT BLOCK

**1 BEDROOM/ SEPARATE KITCHEN & LIVING ROOM/
 LIFT/ BALCONY (3RD FLOOR ABOVE GRAND ENTRAL
 LEVEL)/ GARAGE/ CHAIN FREE/ EPC RATING: C/
 COUNCIL TAX BAND: D**



DESCRIPTION:

We are delighted to offer this bright and spacious 1 bedroom apartment in this very popular purpose-built block located in Woodlands, NW11. Woodlands is situated off the Golders Green Road close to the North Circular Road and Brent Cross and within easy access of shops, places of worship and amenity spaces both in Golders Green & Hendon.

The flat has a large living room with patio doors that open onto a private balcony. There is a separate kitchen/ diner, a good proportioned double bedroom and a family bathroom. On entering the flat, there is a large hallway with good storage areas.

The flat is located on the 4th floor (3rd upward from ground level) and it has the benefit of a lift and a regular caretaker. The flat also has a single garage in a block of garages adjacent to the entrance to the main entrance.

Overall, whilst the flat has been well maintained it requires some updating and the windows have not been replaced. This has been factored into the very reasonable asking price.

The flat is being sold chain free and viewing is highly recommended.

Lease 999 years from 24/06/1966.

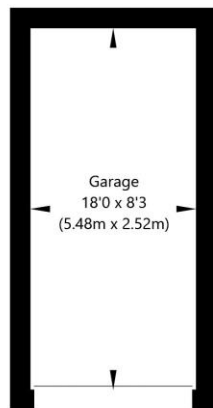
Service Charge £2835 per annum

Ground Rent NIL



James Close, Woodlands, London NW11 9QX

Fourth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 66.8 SQ M / 719 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 66.8 SQ M / 719 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.