



DOLPHIN COURT, WOODLANDS, LONDON, NW11
£425,000 SHARE OF FREEHOLD

A VERY SPACIOUS 1 BEDROOM APARTMENT

Approx. 700 sq. ft./ Large lounge with balcony + parquet flooring / Separate Kitchen/ Private Security Parking/ Caretaker/ Chain Free/ EPC Rating: C



DESCRIPTION:

A bright and spacious 1 bedroom 2nd floor apartment in this most sought after purpose built block located at the beginning of Woodlands, close to the Golders Green Road.

The apartment has a large lounge/hallway, a generous living room with a west facing balcony overlooking the communal gardens, a separate kitchen and a bathroom.

The block is served by a passenger lift and there is secure underground parking for 1 car. Whilst the flat is currently 1 bedroom, we understand that there is now precedence in the block for converting it into a 2 bedroom by creating an open plan kitchen/ living area and utilising the kitchen to create a 2nd double bedroom.

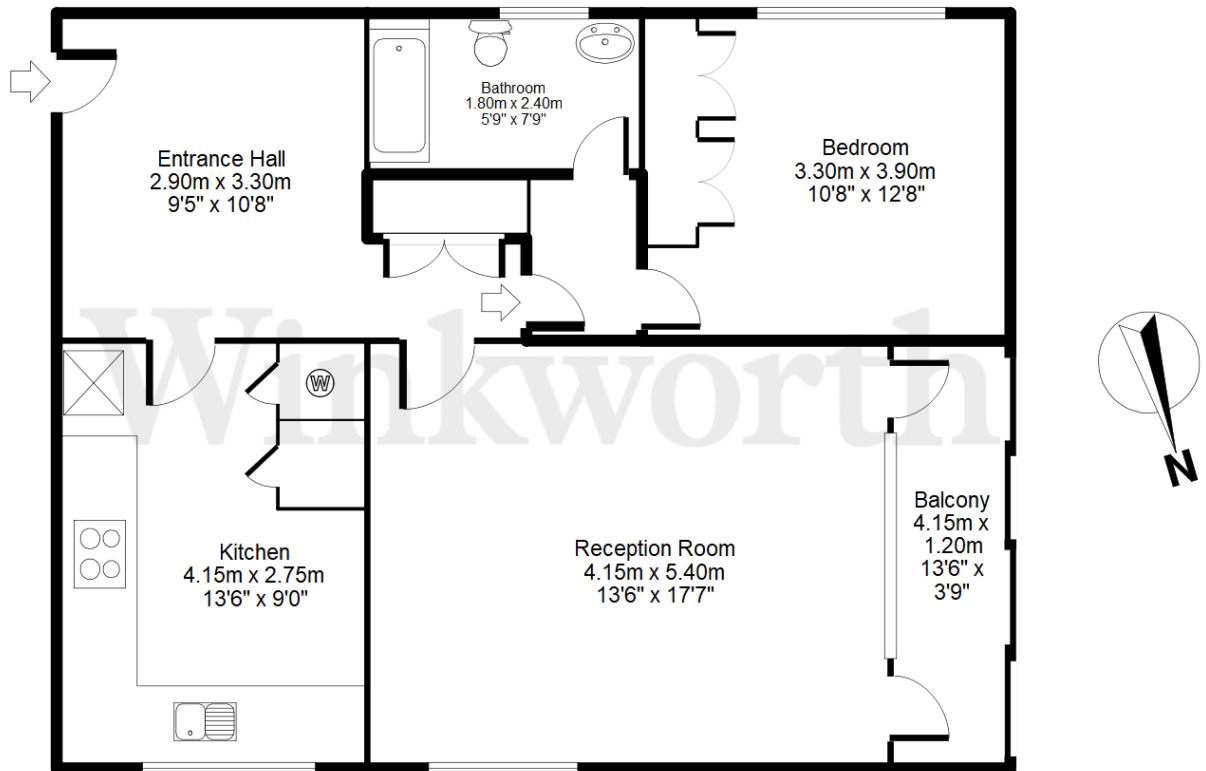
The flat is in clean and tidy condition and is chain free.

Viewing is highly recommended.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	77 80
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



2nd Floor 1 Bedroom Apartment, Woodlands, London NW11



Total approx internal floor area 64m² (689sq.ft).
This floor plan is for illustrative purposes only and should be used only for this purpose by prospective applicants as it is not to scale.