



WOODVALE WAY, NW11  
£335,000 LEASEHOLD

## A FABULOUS 1 BEDROOM APARTMENT WITH ALLOCATED PARKING

Golders Green | 020 8458 8313 | goldersgreen@winkworth.co.uk

1 BEDROOM/ SEPARATE KITCHEN / 2<sup>ND</sup> FLOOR (TOP)/ LOFT STORAGE  
COMPLETELY REFURBISHED/LONG LEASE/ ALLOCATED PARKING/ EPC: C  
COUNCIL TAX BAND: C



## DESCRIPTION:

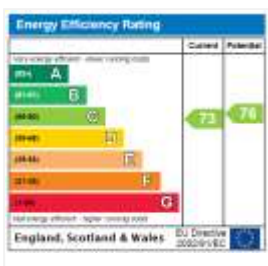
We are delighted to offer this exceptional 1 bedroom 2<sup>nd</sup> floor (top) apartment in the popular development just off The Vale. The flat benefits from having been comprehensively refurbished with replacement triple windows, a new kitchen and a luxury bathroom. Being situated on the 2<sup>nd</sup> floor the flat also has access to the loft storage.

Woodvale Way is a small development of flats on 3 floors only set in a quite landscaped close. It is situated with easy access of the Cricklewood Thameslink station and the brand new exciting Brent Cross town regeneration area with its fast train access into Central London in approximately 12 minutes and its planned array of shops and restaurants.

The flat which has been currently owned since 2017 has undergone a significant re-modernization and is in exceptional order.

It is better than NEW!

Viewing is highly recommended.

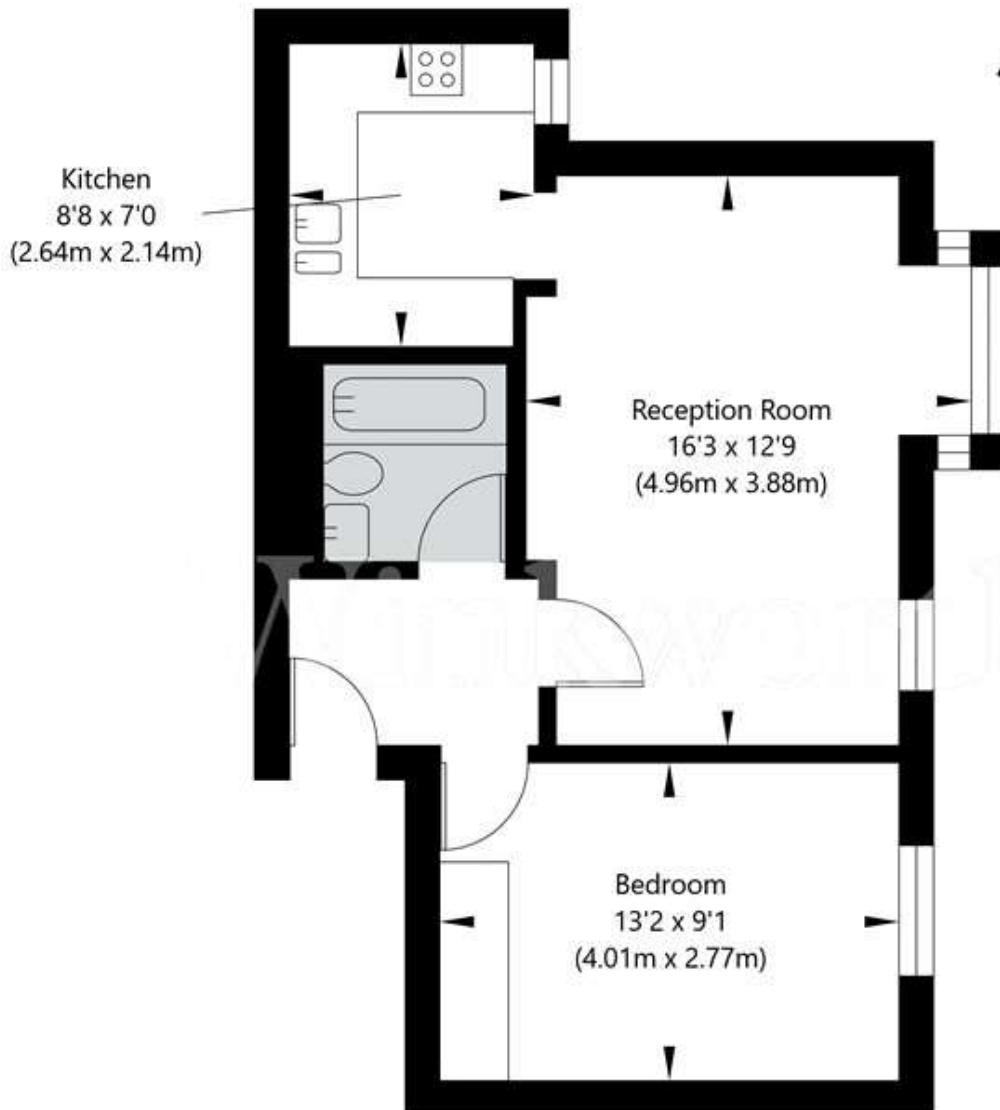


Leasehold 171 years remaining from 9<sup>th</sup> July 2009  
 Service Charge (includes water) £1,576.19 p/a  
 Reserve £436.66 p/a  
 Total £2,012.85 p/a  
 Ground Rent peppercorn



## Woodvale Way, London, NW11 8SF

Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 41.48 SQ M / 446 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 41.48 SQ M / 446 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.

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