



WOODLANDS, NW11
£625,000 SHARE OF FREEHOLD

**A very spacious 2 bedroom flat with 2
bathrooms and enclosed balcony.**

**2 Bedrooms/ 2 Bathrooms/ Roof Terrace/ Lift/
Caretaker/ Secure Parking/ EPC Rating: C**



DESCRIPTION:

A very spacious, 1117 sq. ft/109 sq. mt, 2 bedroom flat with 2 bathrooms (1 en suite) with large lounge and enclosed balcony plus a huge immediately adjacent, private roof terrace of 30’ x 28’

The flat is the only one on the 5th floor in this block, so has sole use of the spacious entrance lobby from the lift.

The flat offers great, bright living space with a double reception and kitchen and offers great views and especially from the terrace. The block has a caretaker and provides secure undercover garage parking. There is independent gas central heating.

Situated just off the Golders green road its not far from Brent cross tube and local amenities plus easy access to the Brent cross shopping centre.

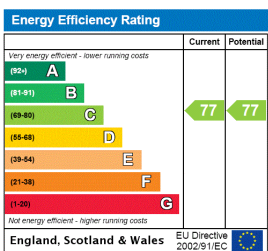
This is a unique flat with a really massive terrace that can only be appreciated by personal inspection

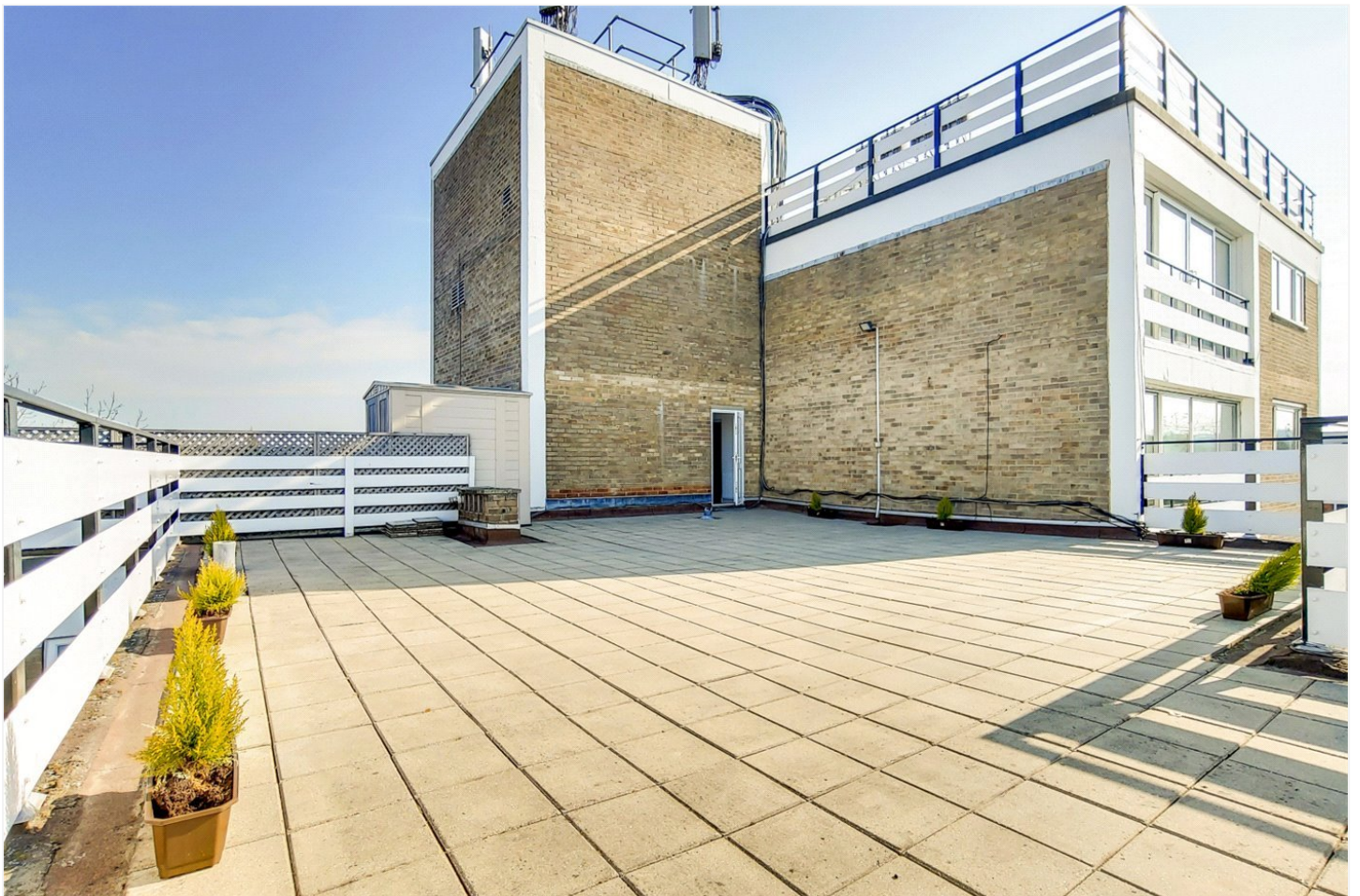
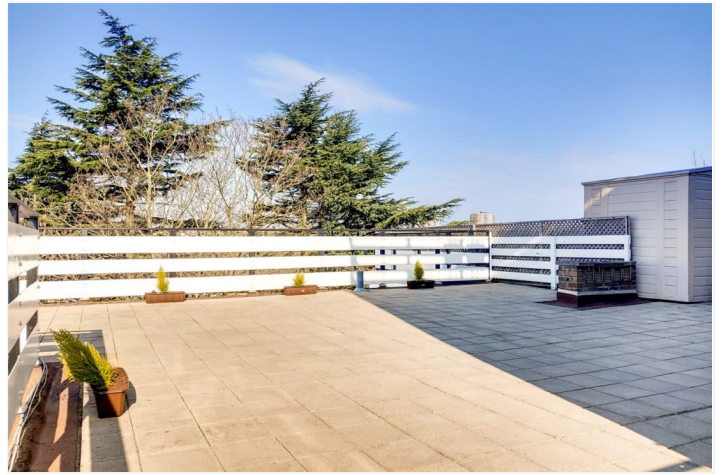
Concurrent lease ends 3007

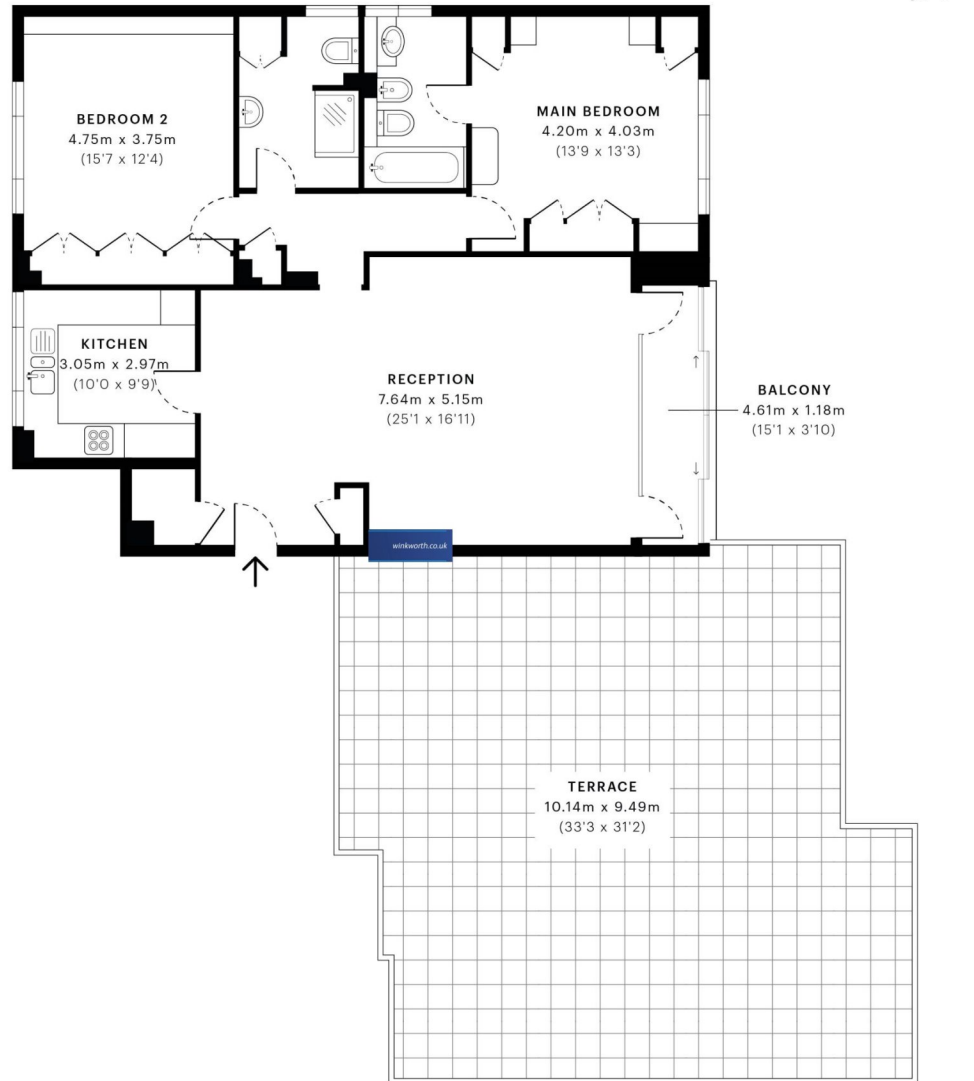
No ground rent

Service charge £4108 + contribution to reserve fund £1172 (this includes water rates)

Council tax band f







— Fifth Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property
103.89 sqm / 1118.26 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
98.50 sqm / 1060.25 sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
90.01 sqm / 968.86 sqft



RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 193.64 sqm / 2084.32 sqft
IPMS 3C RESIDENTIAL 188.82 sqm / 2032.44 sqft

SPEC ID 606c463622d3fc0dccc8c9f1