



WOODBURN CLOSE, HENDON, LONDON, NW4  
**£335,000 LEASEHOLD APPROX 173 YEARS REMAINING**

## CHARMING ONE BEDROOM GROUND FLOOR APARTMENT JUST OFF BRENT STREET

- SERVICE CHARGE APPROX £1,200 PER ANNUM
- GROUND RENT APPROX £10 PER ANNUM

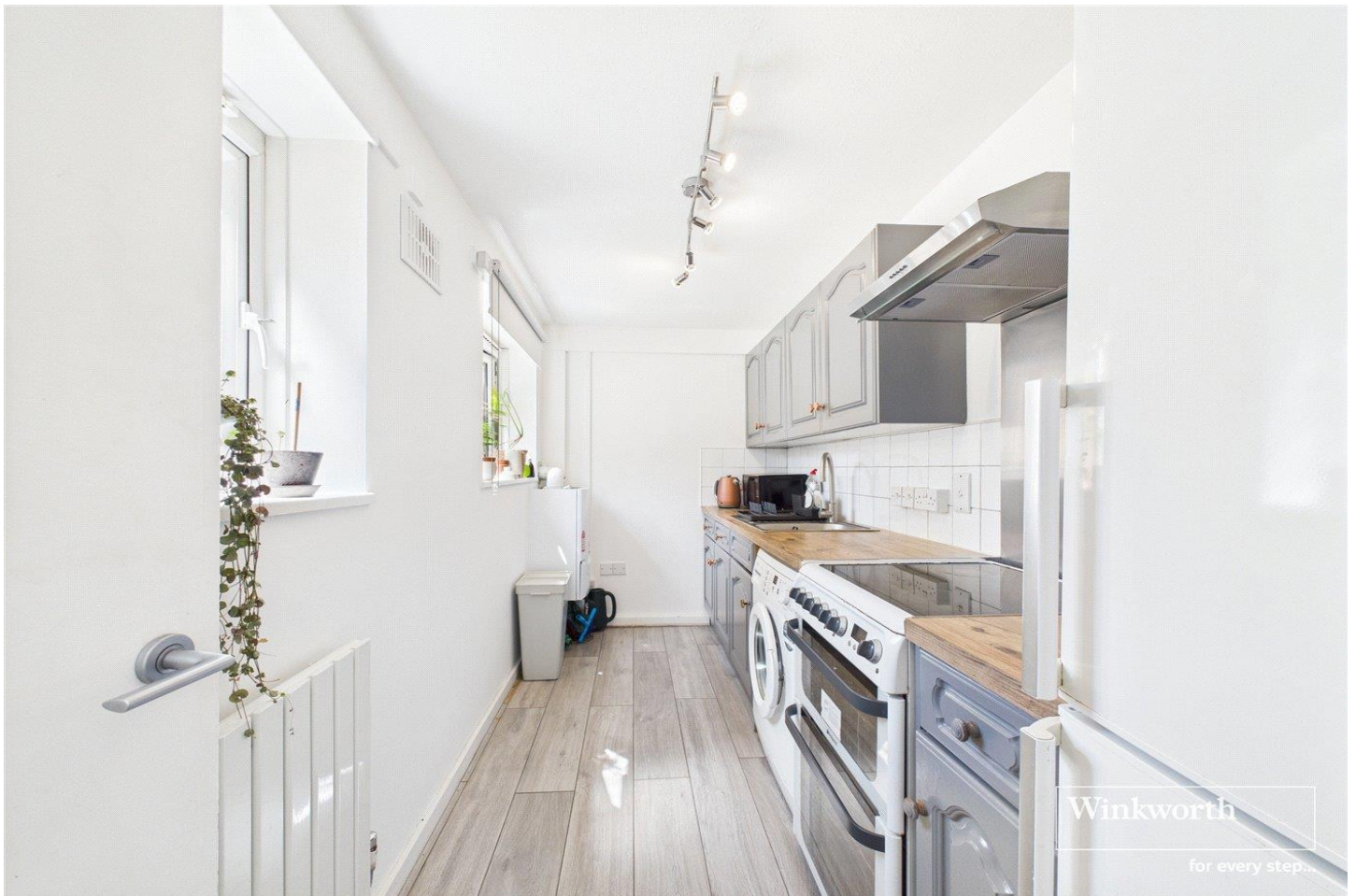
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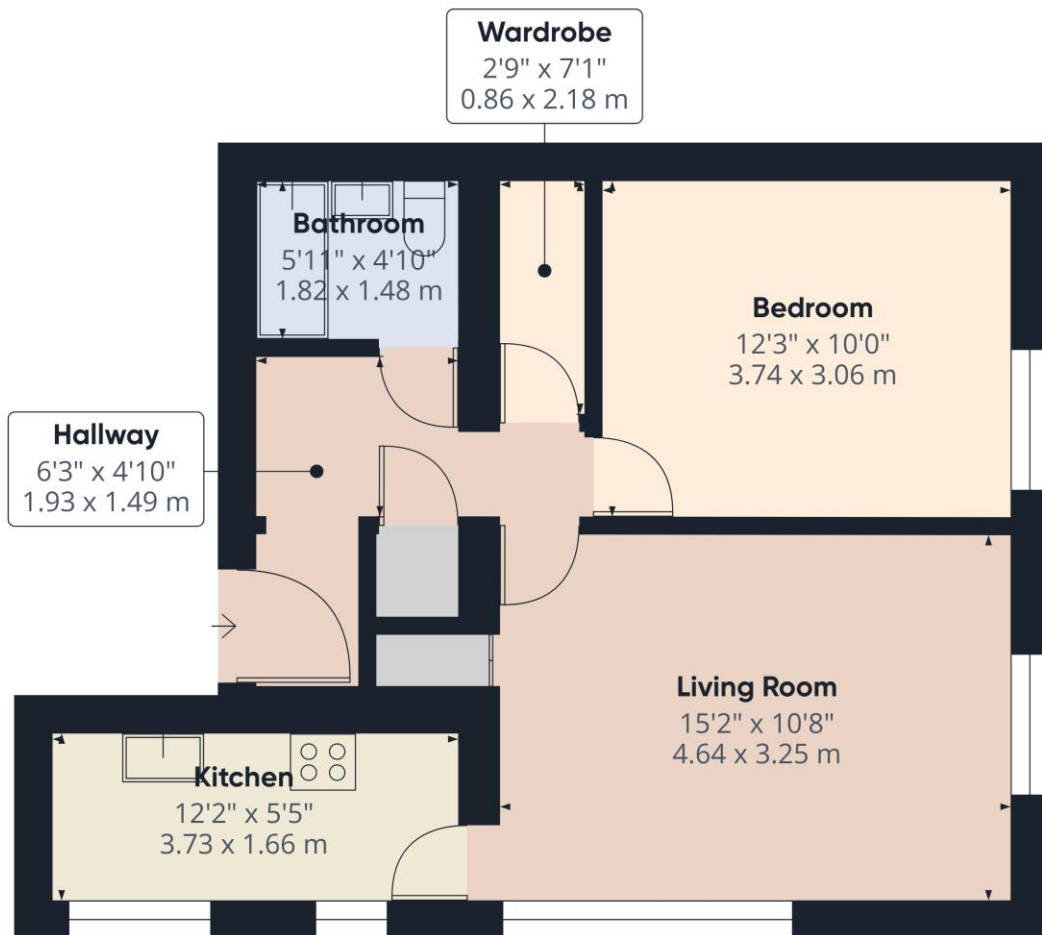


A charming one-bedroom ground floor apartment, ideally situated just off Brent Street within a popular purpose-built development. The property boasts a spacious and naturally bright lounge, a functional and well-laid-out kitchen, a generous double bedroom, and a modern, well-appointed bathroom. Perfectly located for commuters, the apartment offers excellent transport links with Hendon Central and Brent Cross stations (Northern Line) nearby. Residents can also enjoy the wide array of local shops, cafés, and amenities on Brent Street and Golders Green Road. Additional benefits include shared residents' parking, making this an ideal choice for a starter home or for investors seeking convenience and comfort in a well-connected area.



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**Approximate total area<sup>(1)</sup>**  
476 ft<sup>2</sup>  
44.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** Approx 173 years

**Service Charge:** £1,200 approx. per annum

**Ground Rent:** £10 approx. per annum

**Council Tax Band:** B - Barnet

All figures that are shown were correct at the time of printing.

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