



**WOODVALE WAY, NW11**  
**£375,000 LEASEHOLD**

## **A WELL MAINTAINED CONTEMPORARY FLAT IN POPULAR LOW RISE BLOCK CLOSE TO GOLDERS GREEN**

**2 BEDROOMS/ 1<sup>ST</sup> FLOOR/ SEPARATE KITCHEN/  
 WOODEN FLOORS/ RESERVED PARKING/ EPC  
 RATING: D/ COUNCIL TAX BAND: BARNET - D**





## DESCRIPTION:

We are delighted to offer this extremely well maintained 2 bedroom 1st floor apartment in this contemporary, low rise development of several blocks with communal gardens. Woodvale Way is located off The Vale and is ideally situated for both Golders Green, Cricklewood and Brent Cross.

In addition with the recent newly developed Brent Cross Town and the enhancement of The Thameslink (including the new station at Brent Cross West), this is now becoming a great place to commute from and part of a vibrant place to live.

The apartment is located on the 1st floor (the middle of a 3 storey building) and offers a bright and spacious living room, a modern separate kitchen, 2 bedrooms and a family bathroom. There are wooden floors throughout, high quality double glazing, newly installed heaters and the flat is in excellent condition.

External to the block there are small communal garden areas and the flat has reserved parking space.

This is a highly desirable 2-bedroom flat, realistically priced and ready to move into.

Viewing is highly recommended

Leasehold – 155 years remaining

Service Charge - £1700 per year

Ground Rent – Nil

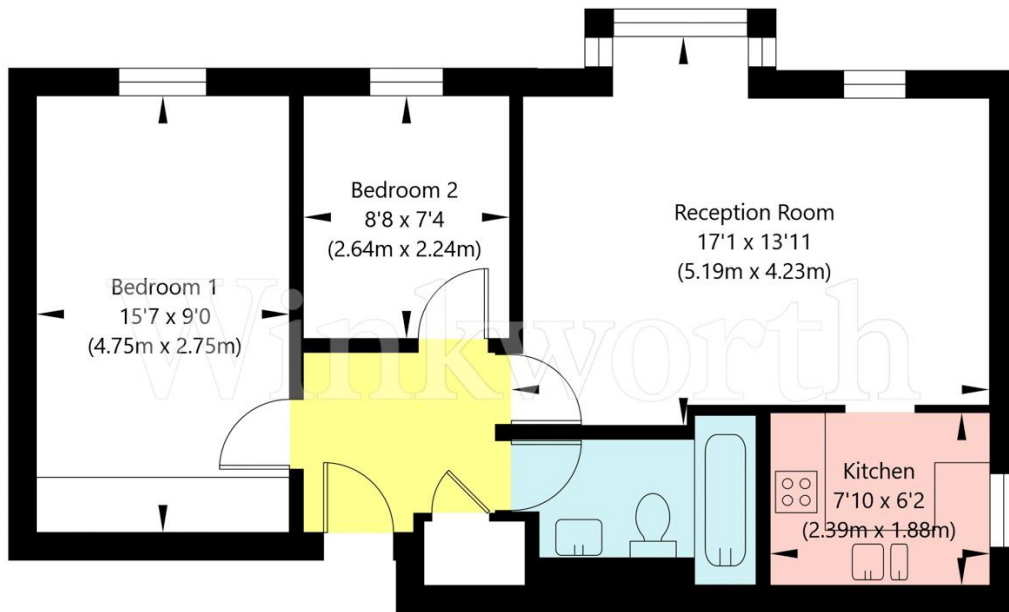
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





## Woodvale Way, London NW11 8SF

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 53.61 SQ M / 577 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 53.61 SQ M / 577 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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