



WOODLANDS, NW11
£1,200,000 FREEHOLD

A spacious 4 bedroom, semi detached property with great potential in a highly desirable location

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

4 BEDROOM / 2 RECEPTION ROOM / SPACIOUS KITCHEN AND DINER
OFF STREET PARKING / GREAT POTENTIAL FOR EXTENSION
VERY DESIRABLE LOCATION/ EPC: TBC /COUNCIL TAX BAND: G



DESCRIPTION:

We are delighted to offer this spacious 4-bedroom family home with excellent potential in this most desirable location. Woodlands is located off Golders Green Road close to the junction with North Circular Road and is ideally situated for access to Golders Green, Hendon and Brent Cross.

The property is very much in its original configuration (apart from the kitchen and breakfast room now being as one room). As such there is huge potential for extension on the ground floor, first (partial) and within the loft area. Currently standing at nearly 1600 sq' the house could, subject to planning, be considerably enlarged.

Accommodation comprises on the ground floor 2 reception rooms, a guest WC and large kitchen/breakfast room. On the 1st floor there are 4 bedrooms plus a family bathroom. External to the house, to the rear is a large garden (approximately 100') to the front, off street parking for a minimum of 2 to 3 cars.

Although very much a project, this is a highly desirable property and one that once extended and modernised will be worth considerably more. We anticipate a huge level of demand and viewing is strongly recommended.

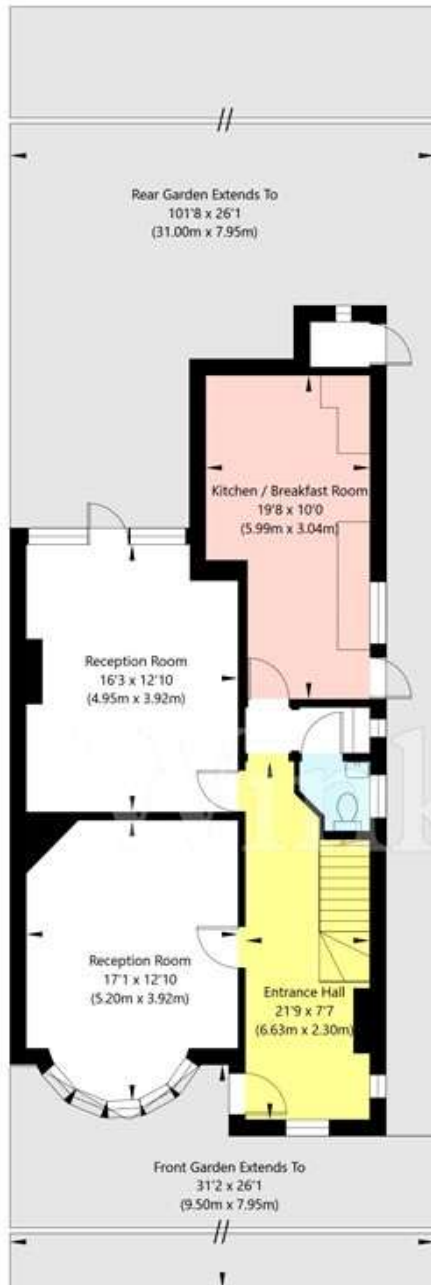
Tenure: FREEHOLD

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Woodlands, London, NW11 9QJ



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 71.83 SQ M / 773 SQ FT

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 74.82 SQ M / 805 SQ FT

APPROXIMATE GROSS INTERNAL FLOOR AREA 146.65 SQ M / 1578 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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