



WOODBURN CLOSE, LONDON, NW4
£485,000 LEASEHOLD

BRIGHT AND SPACIOUS TWO-BEDROOM DUPLEX WITH LARGE ROOF TERRACE

Hendon | 020 8202 1031 | hendon@winkworth.co.uk

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DESCRIPTION:

This charming two-bedroom duplex apartment is ideally located just off Brent Street in a popular, purpose-built development. Spread over the first and second floors, the apartment offers a spacious reception room with access to a large private roof terrace, a fully fitted kitchen with a dining area, two double bedrooms a family bathroom, and guest W.C.

With excellent transport links, including Hendon Central and Brent Cross stations (Northern Line), and a range of local amenities on Golders Green Road and Brent Street, this property offers convenience and comfort. Additional benefits include shared residents' parking.

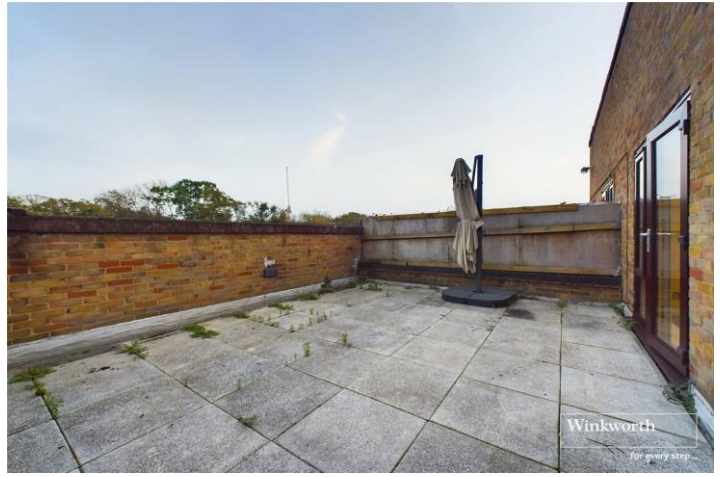
Perfect for those seeking space, style, and a prime location.

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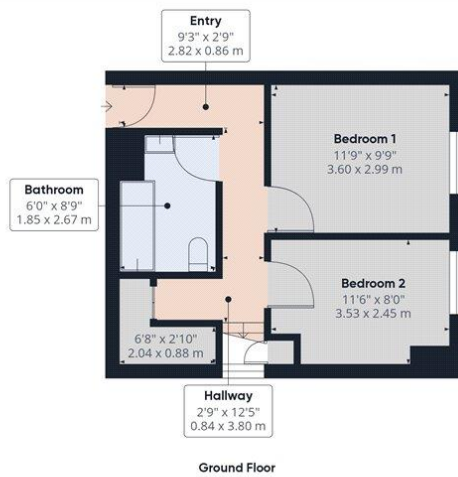
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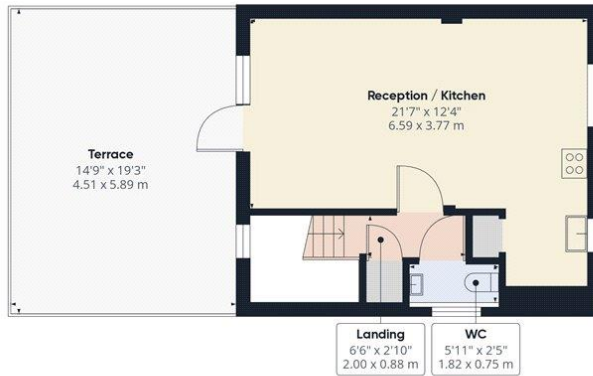
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Ground Floor



Floor 1

Approximate total area⁽¹⁾
706.23 ft²
65.61 m²

Balconies and terraces
285.03 ft²
26.48 m²

Reduced headroom
26.74 ft²
2.48 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	73	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 200 years approx.

Service Charge: £1,200 per annum

Council Tax Band: C

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.

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