



DOLPHIN COURT, LONDON, NW11
£400,000 LEASEHOLD (SHARE OF FREEHOLD)

An extremely large 1 bedroom apartment in this highly desirable contemporary block of flats

1 BEDROOMS/ HALLWAY 2ND LIVING
ROOM/ SEPARATE KITCHEN/ WEST FACING
BALCONY/ LIFT/ UNDERGROUND PARKING/
WELL LOCATED/ CHAIN FREE/ EPC RATING:
D/ COUNCIL TAX BAND: BARNET D



DESCRIPTION:

A very rare opportunity to acquire a 1 bedroom flat of great proportions in a contemporary block in Golders Green. Such is the spaciousness of this flat that it is in many respects larger than modern day 2-bedroom apartments. On entering the apartment is a large hallway of significant proportions that can be used as a secondary living area or study. The living room, with a dual aspect is approximately 22' x 14' with the additional benefit of a west facing balcony. The modern style kitchen is separate with excellent range of storage cupboards and built in appliances. In addition, the flat has a large bedroom with fitted wardrobes and a spacious bathroom.

Dolphin Court is located in the Woodlands, a quiet residential turning just off Golders Green Road within close proximity of both Hendon and Brent Cross.

The block has the benefit of a 999 year lease (from 2008) with a share of the Freehold and reserved underground parking.

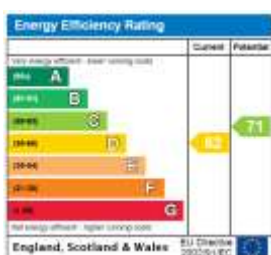
Given the space and size of the apartment and the popularity of this location, we believe that it is being offered at a most attractive price. The property is being sold 'chain free' and viewing is highly recommended.

Leasehold details 999 years from 24/06/2008

Service Charge 01/07/2024 – 30/06/2025 £2577.40

Sinking Fund 01/07/2024 – 30/06/2025 £263.00

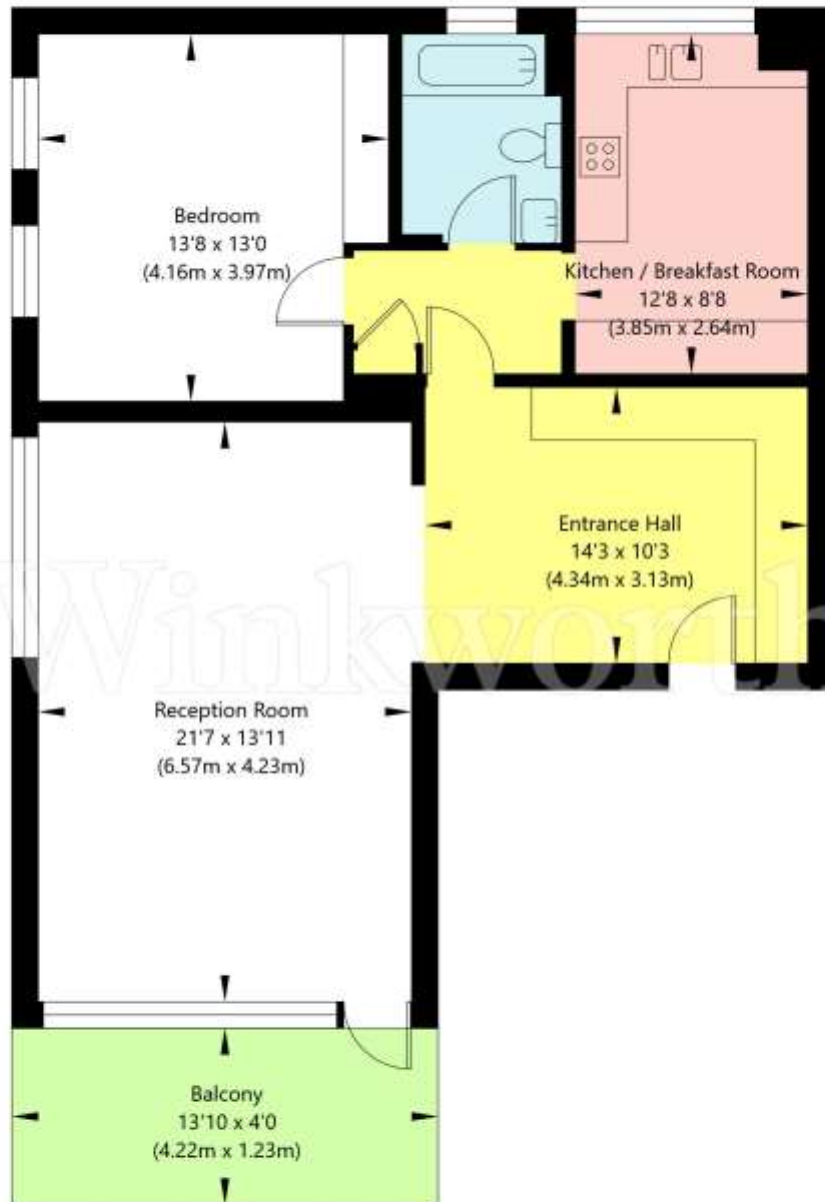
Ground Rent – Nil





Dolphin Court, Woodlands, London NW11 9QY

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 78.39 SQ M / 844 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 78.39 SQ M / 844 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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