



## 1 bed apartment to buy in NW11

Woodvale Way, London, NW11 8SF

**£250,000** Starting Bid

🛏 x1 🚿 x1 🚻 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ One Bedroom Flat
- ✓ First Floor
- ✓ Tenant in Situ
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

A beautiful one bedroom flat on the first floor of this purpose built block located just off The Vale NW11 is available now. The flat boasts a bright reception room with a dining area, separate fully fitted kitchen, large double bedroom with fantastic modern décor throughout, a tiled bathroom and free allocated parking. .

The property comprises floor-to-ceiling windows, ample storage and a modern kitchen with a range of appliances.

The flat is offered furnished or partly furnished. Good transport links with being 9 minutes walking distance to Cricklewood Railway station/ 10 minutes by bus to Golders Green tube station and local amenities.

-65 years Lease

- Tenanted investment opportunity with a current rental income of £1,500 PCM.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 65

Annual Ground Rent Amount: £126.00

Annual Service Charge Amount: £3,504.00

Price: Starting Bid £250,000

Property Type: Apartment

Parking: Allocated

Year built: 1991

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

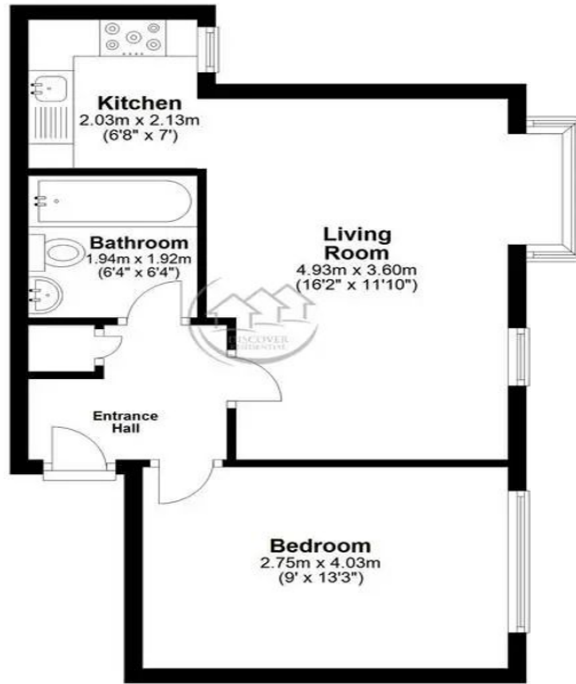
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Plan produce for **DISCOVER RESIDENTIAL Estate Agent**  
28, Woodvale Way, London  
NW11 8SF

**Evolve**  
www.evolve-uk.co.uk

This floor plan is for illustrative purposes only.  
Floor areas (including total floor area) openings are approximate.

TOTAL FLOOR AREA    Sq. meters | 40.5  
   Sq. feet    | 436.7

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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