

78, WOODLANDS, LONDON NW11 9QU



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A beautiful new build 3 bedroom, second floor apartment in a small private block of only four flats, quietly located in a residential road in Golders Green.

The flat offers approximately 1137 sq ft / 105 sq m with open plan living areas and kitchen, and opens onto a private balcony. There are wood floors throughout and good storage.

Woodlands is a residential road located within easy access of Brent Cross Shopping Centre, as well as the amenities of Temple Fortune and Golders Green. The nearest tube station is Brent Cross (Northern Line) - 0.7 miles.

- 3 Bedrooms • 3 Bathrooms (1 en suite) • Open Plan Reception Room and Kitchen • Balcony • EPC rating B • Barnet Council Tax Band E • Available either Furnished or Unfurnished

EPC Rating: B Council Tax Band: E

£808 PER WEEK

FURNISHED/UNFURNISHED

TENANTS FEES: As well as paying the rent, tenants may also be required to make the following permitted payments:

Holding Deposit (maximum of 1 week's rent)

Security Deposit equivalent to 5 or 6 weeks' rent (AST tenancies)

Utilities, Communications services charges including TV licence, and Council Tax

Please contact us for information regarding any further Tenants permitted payments under the Tenant Fees Act 2019

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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FLAT 3, 78 WOODLANDS

Approximate Gross Internal Area

1137 sq ft / 105.60 sq m

Balcony Area

24 sq ft / 2.20 sq m



**SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 1137 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

GB PRO PHOTOS