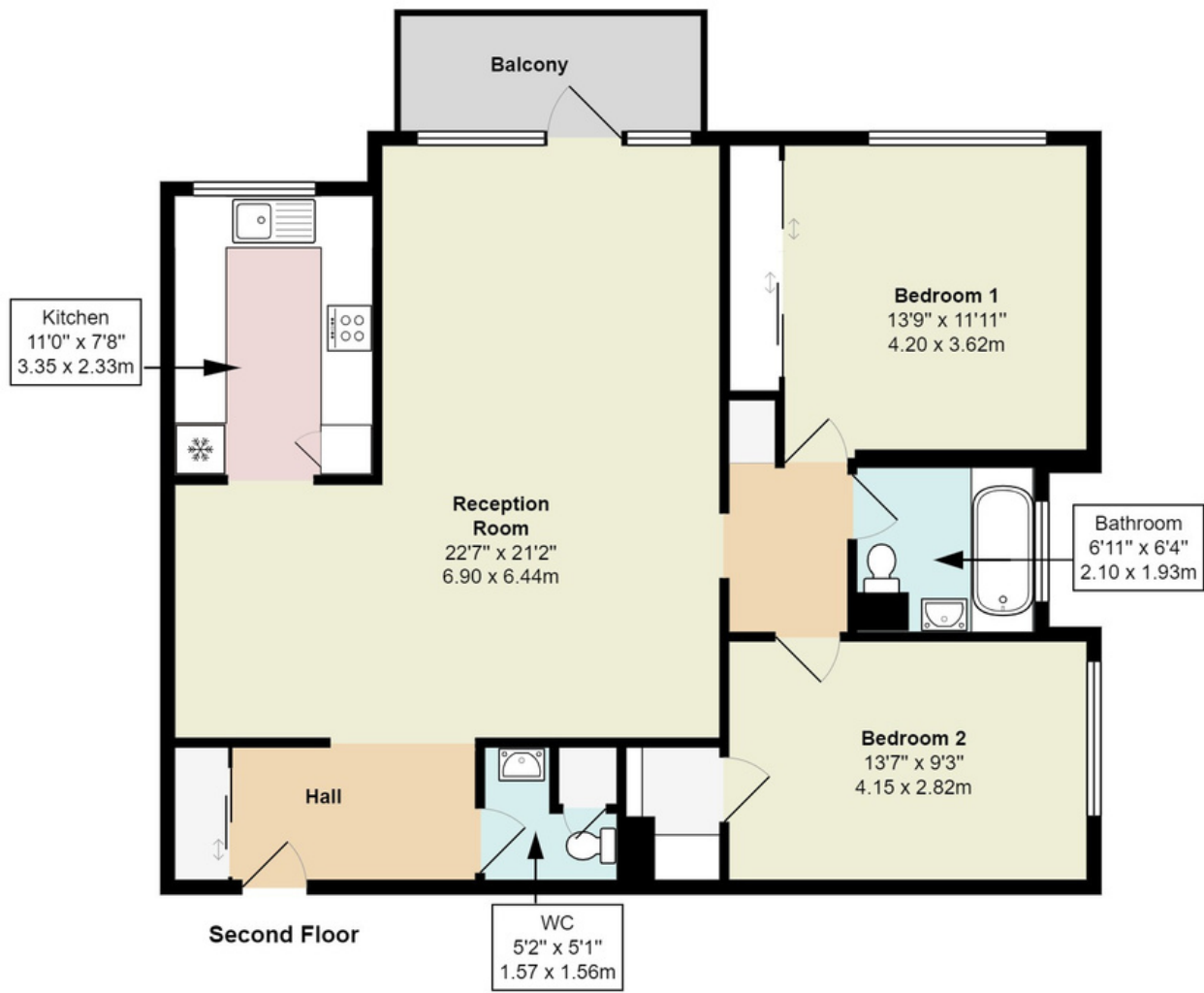




James Close NW11

Total Area: 960 ft² ... 89.2 m²



All measurements are approximate and for display purposes only



James Close, Woodlands, Golders Green, NW11 Guide Price : £550,000

This superb two-bedroom flat, spanning an impressive 960sqft, is nestled within the sought-after Woodlands development in NW11. Boasting purpose-built design, it offers a spacious layout and modern comforts.

Featuring two generous double bedrooms, a stylish family bathroom, and ample storage space throughout, this property caters to comfortable living. The expansive reception room provides an inviting space for relaxation, while the well-appointed fully fitted kitchen adds practicality to the home.

Enjoy the convenience of a private balcony, perfect for alfresco dining or simply soaking in the surrounding ambiance. Additionally, a guest W/C adds convenience for residents and guests alike.

Benefitting from off-street parking and the presence of a building porter, this residence offers both security and ease of access. Moreover, its Share of Freehold status with a lengthy lease of 942 years ensures long-term peace of mind for homeowners.

The property's Service Charge and Reserve Fund, approximately £5,000.00 per annum, contribute to the upkeep and maintenance of communal areas. With an EPC Rating of D and Council Tax Band F (Barnet), this home combines practicality, comfort, and excellent amenities for discerning buyers.



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Telephone 020 8381 4970 Email info@moreland.uk.com

Registered Office Unit 8, Alpha Business Park, Travellers Close, Welham Green AL9 7NT Registered in England No. 3663497 Vat No. 701775936

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Tenure Leasehold

 960 sqft

 2 Bedroom

 1 Bathroom

 Off Road Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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