

FOR SALE 2 BEDROOM PURPOSE BUILT 8th FLOOR APARTMENT with PANORAMIC VIEWS



61 Woodlark Apartments, Damsel Walk, Hendon, NW9 7FA

This well-presented apartment is situated on the 8th floor, and benefits from a South Westerly facing balcony with far reaching panoramic views – viewing is highly recommended (by appointment only).

The property is conveniently situated between the shopping & transport facilities of Edgware, Colindale & Brent Cross, it is located approx. 0.2 miles from Hendon Station (main line) & 0.8 miles to Hendon Central Underground Station (Northern Line).

SUMMARY OF ACCOMMODATION

2 BEDROOMS • ENSUITE to MASTER • BATHROOM • OPEN PLAN KITCHEN/ LIVING AREA
LIFT SERVICE • ALLOCATED PARKING SPACE • FITNESS FACILITY • UNDER FLOOR HEATING
PRIVATE BALCONY with SOUTH WESTERLY ASPECT
ACCESS TO COMMUNAL ROOF TOP GARDEN with 360 DEGREE VIEWS

PRICE: £450,000 LEASEHOLD



PARTNERS: B R MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: S E MAUNDER TAYLOR MIRPM AssocRICS, B A EWEN MNAEA, J D MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.



Main Entrance Lobby

Accessed via intercom/ key fob. 2 lifts serving all floors.

Entrance Hallway

With intercom entry phone, 2 cupboards – one for storage and with fuse board, the other with space & plumbing for washing machine and housing pressurised hot water cylinder. Doors opening to;

Kitchen/Living Area

Fitted kitchen with wall & base units, work top & splashback, with under unit lighting. Integrated fridge freezer & dishwasher, electric oven, hob & with hood above, stainless steel sink & drainer, eye-level microwave oven. Double glazed window to side & patio door opening to;

Balcony

Private balcony with South Westerly aspect and far reaching views.

Bedroom 1

Built in wardrobe cupboard, double glazed window to side & door opening to;

Ensuite Shower Room

Tile enclosed shower cubicle, concealed flush WC, wash basin set on vanity unit with tile splash back, towel radiator, and window to side.

Bedroom 2 Double glazed window to side.

Bathroom

Panel enclosed bath with shower above & shower screen, wash basin, towel radiator, air extractor, concealed flush WC, wash basin set on vanity unit with tile splash back, with shelving and mirror fronted mirror above. Towel radiator & air extractor.

Parking One allocated parking space.

Lease Approximately 140 years Remaining **Council Tax Band** D

Outgoings: Ground Rent: £475 PA Service Charge: £3,895.88 PA

Note: Flat has just been vacated and is offered chain free. Photos used with the kind permission of the previous letting agent





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	