



## Woodhouse Road, London

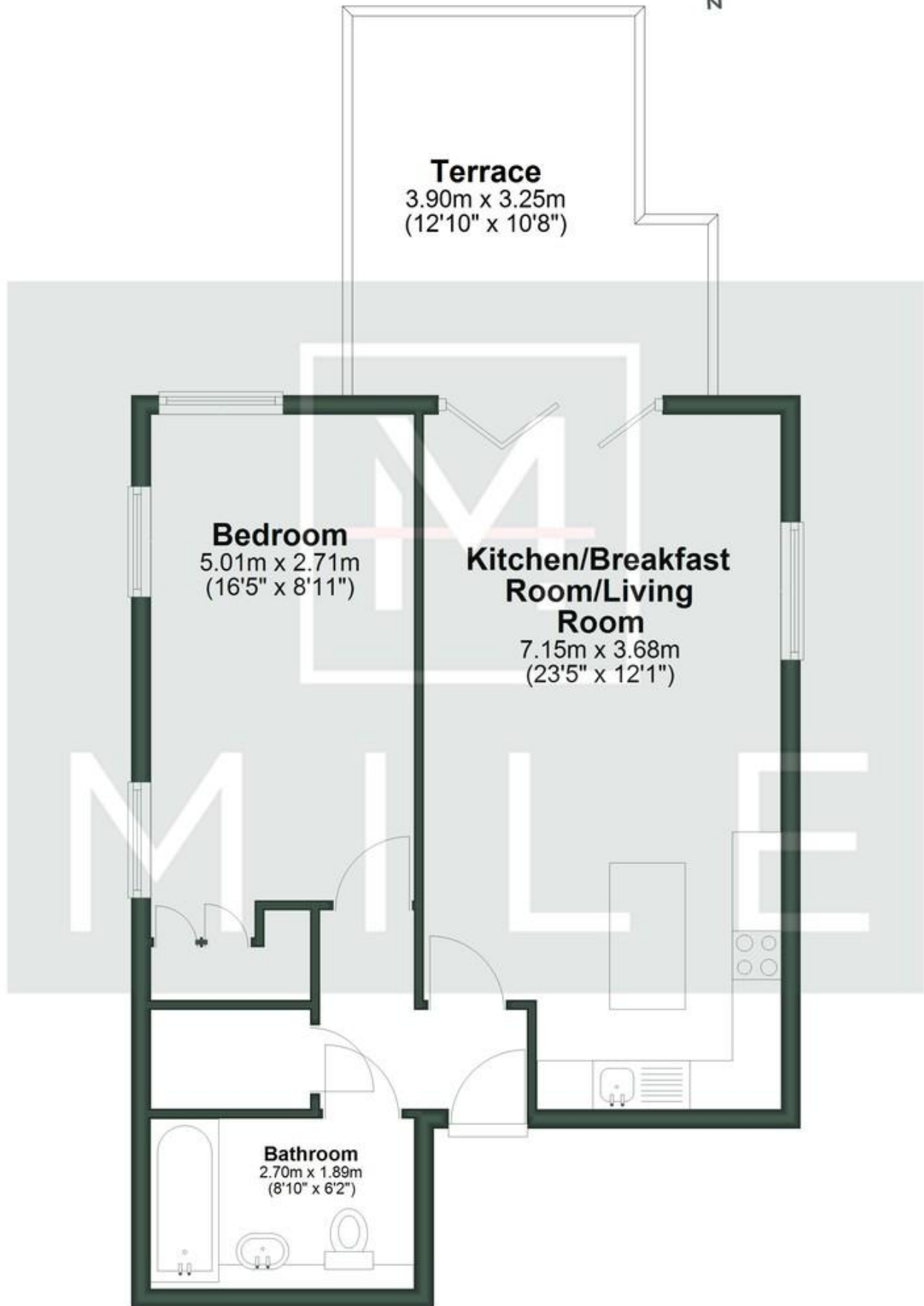
### £375,000 Leasehold

The apartment features a beautifully designed open-plan living and dining space, enhanced by Lutron smart lighting that creates effortless ambience at the touch of a button. Underfloor heating runs throughout the property, providing discreet comfort and a sleek, uncluttered aesthetic, also further benefiting from a sky light allowing natural light to flood the apartment. A standout feature of this impressive home is the huge private roof terrace, providing an outstanding outdoor space ideal for entertaining, dining al fresco, or relaxing in complete privacy. This rare addition significantly enhances the lifestyle appeal of the property. Ideally positioned close to a range of local amenities and transport.

- One Bedroom Flat
- Huge Private Roof Terrace
- Underfloor Heating
- Lutron Smart Lights
- Gated Development
- Close to Shops and Amenities
- High Specification
- CHAIN FREE
- EPC Rating B
- MUST BE SEEN TO AVOID DISSAPPOINTMENT!!

## Second Floor

Approx. 51.8 sq. metres (557.3 sq. feet)



**MONEY LAUNDERING REGULATIONS 2003:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.