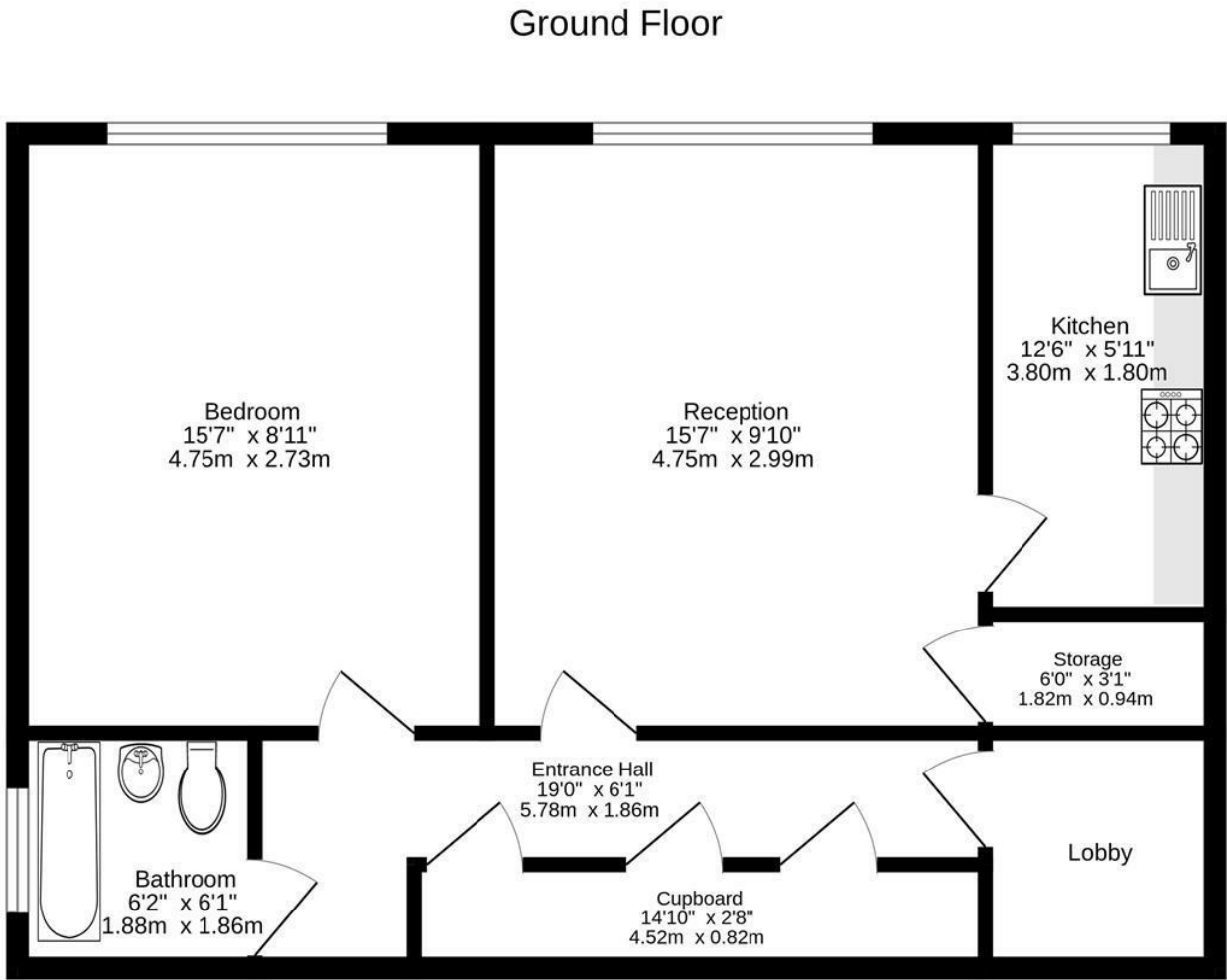




TOTAL FLOOR AREA : 536sq.ft. (49.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Woodburn Close, London, NW4 2NF

1-Bed Ground Floor Flat | Woodburn Close, Hendon, NW4 2NF

Bright and generously spaced 1-bedroom ground floor apartment spanning 540 sq ft in a quiet residential block. Newly decorated and presented in fair condition, this flat is an ideal asset for first-time buyers, downsizers, or buy-to-let investors.

Key Features:

- Generous Proportions: Spacious 540 sq ft layout offering great room sizes.
- Premium Leasehold: Brand-new, ultra-long 173-year lease with £0 ground rent.
- Low Running Costs: Highly economical, competitive monthly service charges.
- Major Building Upgrade: Electrical wiring completely replaced with new throughout the entire building, ensuring long-term peace of mind and zero upcoming rewiring costs.
- Step-Free Living: Ground floor positioning with easy, level access.
- Exterior Perks: Access to leafy communal gardens and resident parking on a first-come, first-served basis.

Peaceful, tucked-away location just a 5-minute drive to Golders Green Town Centre. Excellent local connections with easy reach of Hendon Central Station, Brent Cross, shops, and cafes. Chain-free.

Leasehold

£295,000



