



1A Woodcroft Avenue, NW7 2AH

£495,000

**richard
james**

ESTATE AGENTS

T 020 8959 9191
E enquiries@richardjames.biz
A 21 The Broadway | Mill Hill
London | NW7 3DA

richardjames.biz





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Property Description

Offered for sale with no upper chain is this immaculately presented Two double Bedroom apartment set on the first floor of this detached property which was converted within the last few years.

The apartment offers bright, spacious, well planned accommodation and includes a wonderful open plan Kitchen/Living/Dining Room, Two Bedrooms, Two Bathrooms (1 en-suite shower room) with under floor heating and a Utility Room.

Amenities include reserved off street parking, it's own private entrance and private section of Garden with shed.


Woodcroft Avenue is close to the numerous shopping and transport facilities at Mill Hill Broadway including Thameslink station. Popular local schools within both private and state sectors are within a short distance as are local green spaces including Woodcroft Park which is immediately adjacent to the flat.

Key Features

- TWO DOUBLE BEDROOMS
- TWO BATHROOMS (ONE EN-SUITE)
- LARGE KITCHEN/LIVING/DINING ROOM
- UTILITY ROOM
- OWN SECTION OF SOUTH FACING REAR GARDEN
- OFF STREET PARKING
- CHAIN FREE
- CLOSE TO SHOPS AND TRANSPORT

Important Information

- **Price:** £495,000
- **Tenure:** Leasehold
- **Council Tax Band:** D
- **EPC:** C
- **Locaton:** Mill Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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 	







Approximate Area = 803 sq ft / 74.6 sq m
 Shed = 24 sq ft / 2.2 sq m
 Total = 827 sq ft / 76.8 sq m
 For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Richard James Estate Agents Ltd. REF: 1109440

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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