



1 Bedroom
Woodley Crescent, NW2

 **Portland**
Trusted, every step of the way

£385,000
Leasehold

Offered to the market in immaculate condition, is a modern one bedroom apartment in a popular newly built development (completed in 2019)

Presented in stunning condition, the flat offers a fully integrated open plan kitchen with excellent storage and bright views. The living area then continues onto to a well-proportioned balcony perfect for entertaining. The property also boasts a large double bedroom with room for plenty of storage.

Chorus House benefits a secure video entry system for guests, as well as privately owned off street parking and charming communal gardens for the residents.

This excellent home is located in one of North West London's most desirable areas, and is only moments away from Cricklewood Station as well as being close to a plethora of local amenities including a new David Lloyd gym and local independent restaurants and shops. In addition the property is within walking distance to West Hampstead and Hampstead Heath.

- Bright One Bedroom Flat
- First Floor
- Private Balcony
- Popular Residential Block
- Off Street Parking
- Communal Gardens
- Close To Thameslink
- Open Plan Living
- Large Double Bedroom
- EWS1 Compliant

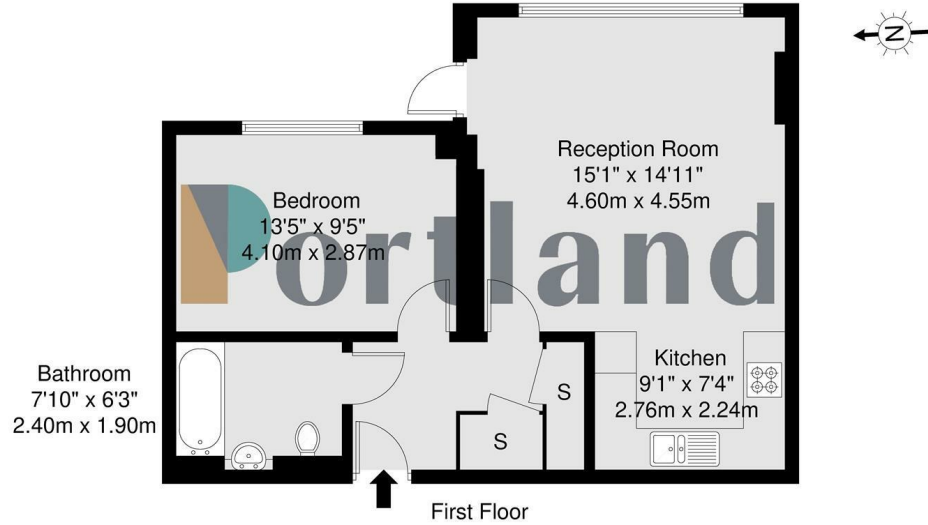




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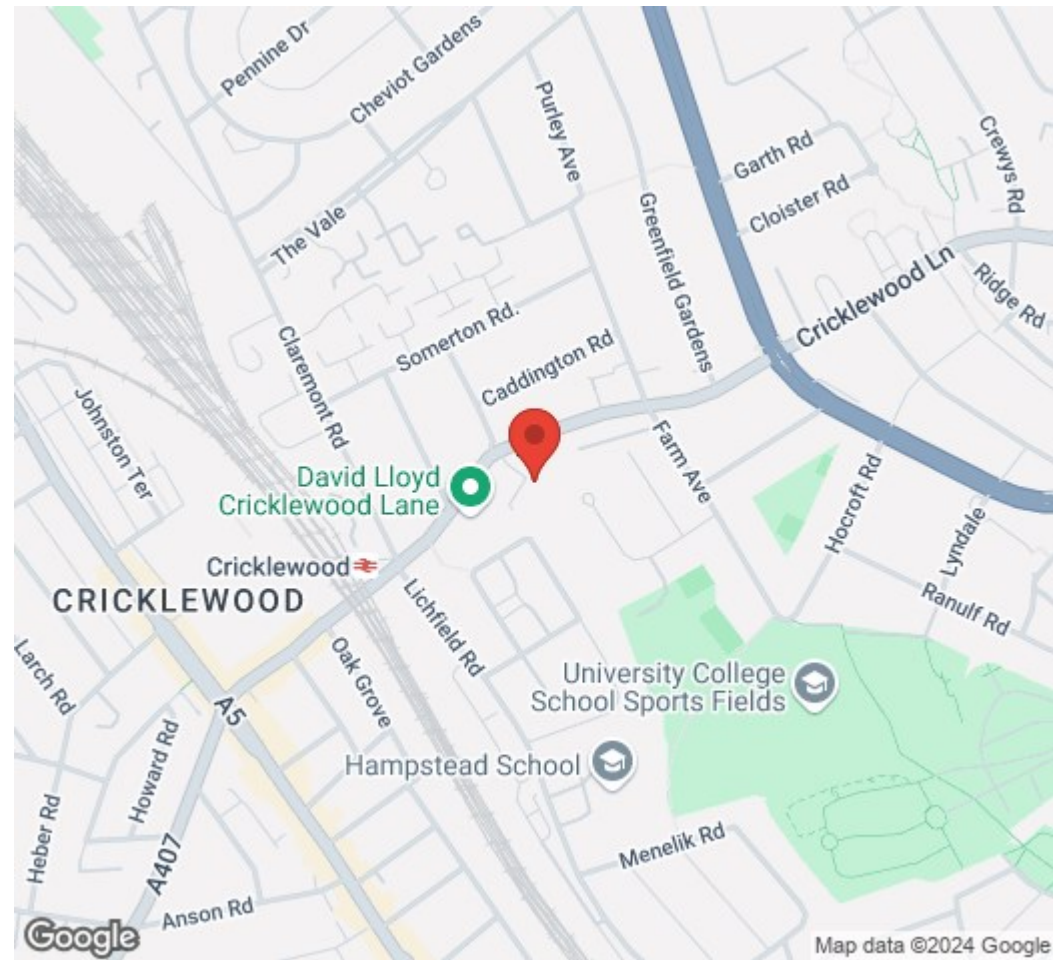
Chorus House, Woodley Crescent, NW2

GROSS INTERNAL AREA
50.5 sq m / 543 sq ft



- GROSS INTERNAL AREA (GIA)
The footprint of the property
50.5 sq m / 543 sq ft
- TOTAL STORAGE SPACE
Storage and wardrobe total area
2 sq m / 21 sq ft
- EXTERNAL STRUCTURAL FEATURES
Gardens, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 sq ft
- RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	85	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.