



2 Bedroom  
Woodley Crescent, NW2

 **Portland**  
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Asking Price £450,000  
Leasehold



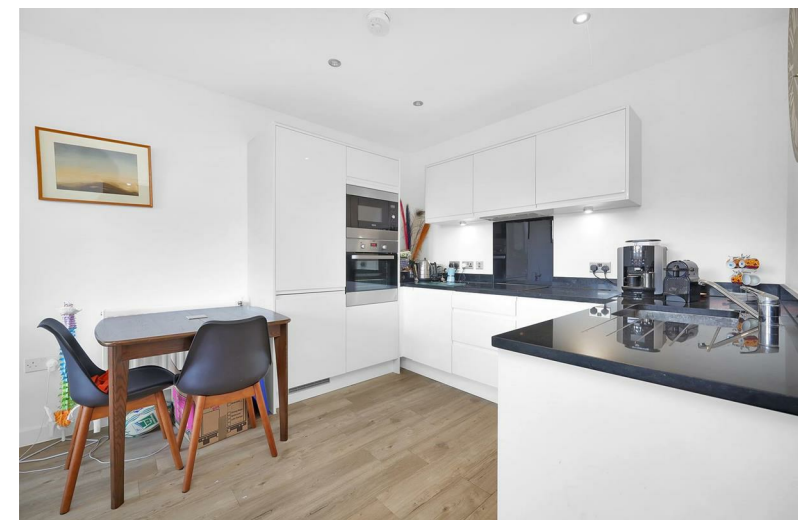
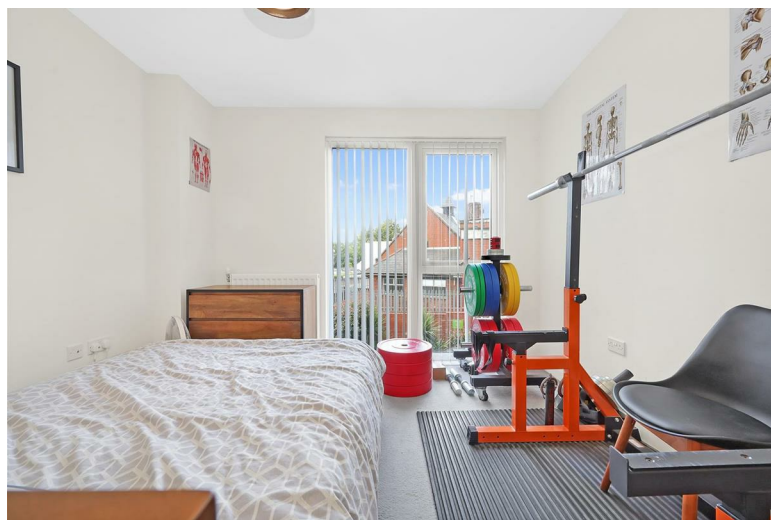
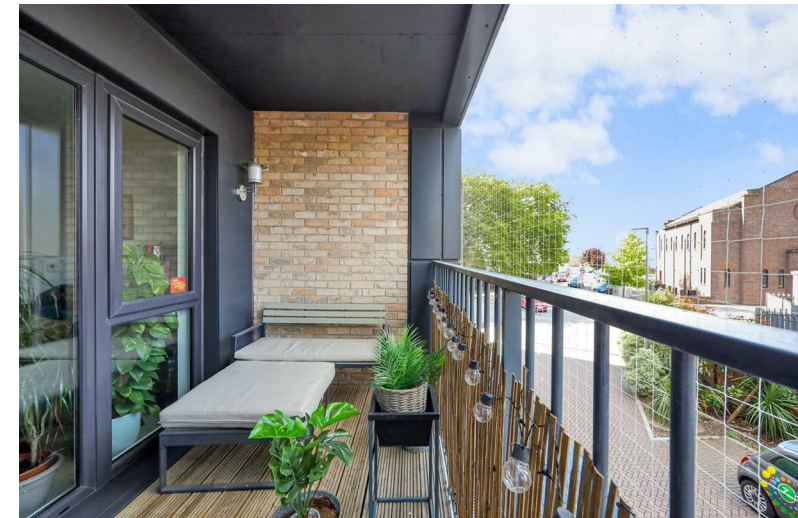
Offered to the market in immaculate condition, is a modern two bedroom apartment in a popular newly built development.

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 two double bedrooms, both of which have direct access to a bathroom, one of which is ensuite. Coleby House benefits a secure video entry system for guests, accessible lift 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.

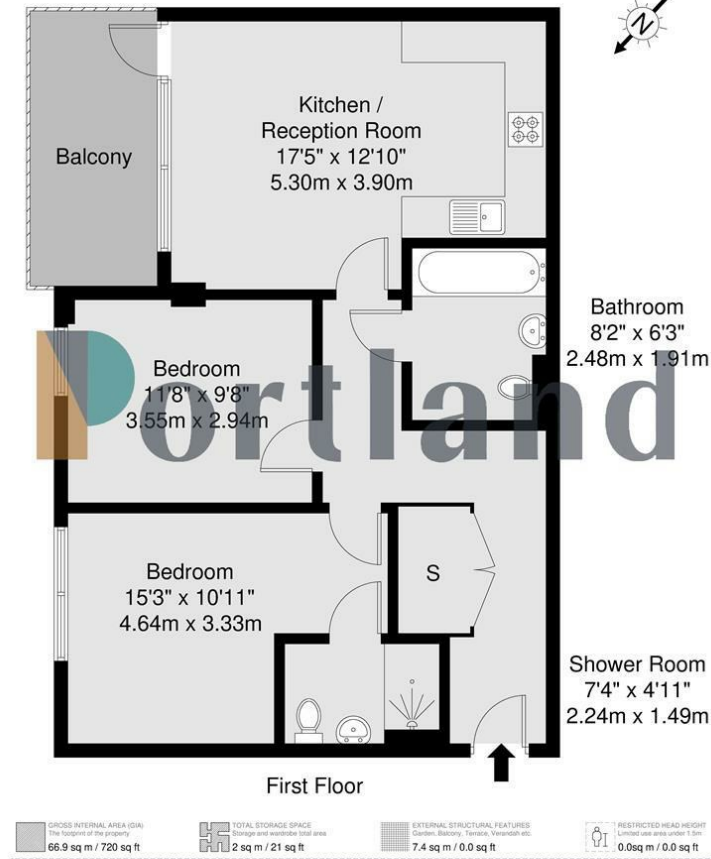
- Bright First Floor Flat
- Two Double Bedrooms – Two Bathrooms
- Secure Purpose Built Development
- Private Balcony
- Fully Fitted Kitchen
- Close To Cricklewood Thameslink
- Wonderful Condition
- Communal Gardens
- Lift Access
- EWS1 Compliant











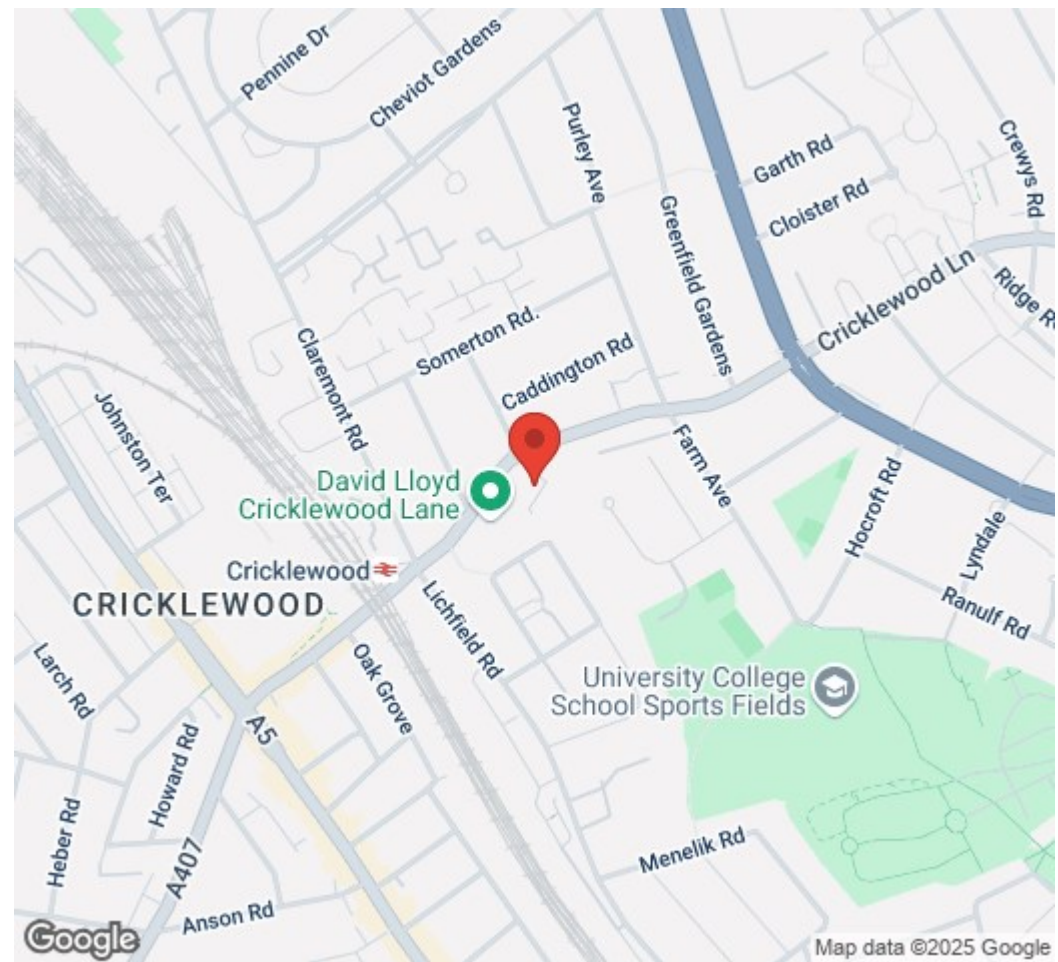
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 