



Viewings by appointment
0207 483 2611

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78 Woodlands, NW11 9QU

£3,501 *fees apply



Modern three bedroom, three bathroom 1137sq ft flat available now for rent

A stylish three-bedroom, three-bathroom apartment occupying the top floor of a modern development in Golders Green. Finished to a high standard, it features a bright open-plan reception with dining area and fitted kitchen, two en-suite bedrooms plus a family shower room, and a private balcony. The property also offers air conditioning, wood flooring, secure entry and residents' parking.

Ideally located moments from Golders Green Road and within easy reach of Golders Green Underground Station (Northern Line, Zone 3).

Key Features

- Three bedrooms, three bathrooms (two en-suite)
- Open-plan living and dining area
- Private balcony
- Air conditioning and wood flooring
- Secure entry and parking
- Excellent transport links

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1870974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 097780197. We charge no administration fees to tenants.

Tax Band: E
EPC Rating: B



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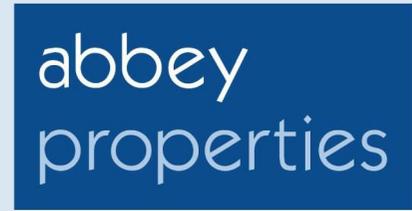
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<i>Very environmentally friendly - lower CO₂ emissions</i>
(81-91) B			(92 plus) A
(69-80) C			(81-91) B
(55-68) D			(69-80) C
(39-54) E			(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	England & Wales
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*All Fees stated are inclusive of VAT
(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.

