



## **GOLDERS COURT**

Woodstock Road,  
Golders Green, London  
NW11





DISABLED



Share of Freehold

Price £500,000

EPC Rating: D

A bright and deceptively spacious three bedroom first floor apartment situated in this ever popular purpose built block within the heart of Golders Green and walking distance of Golders Green Tube station, Shopping facilities, local amenities and Golders Hill Park.

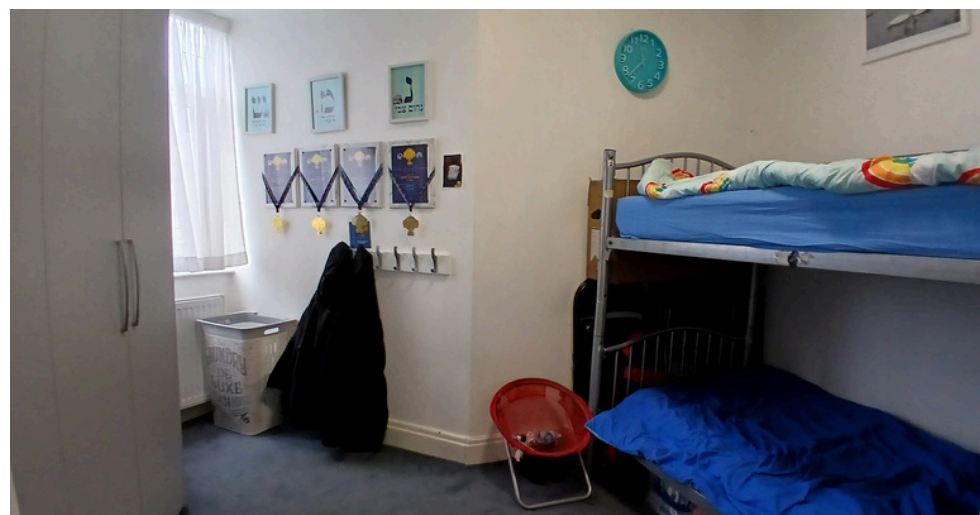
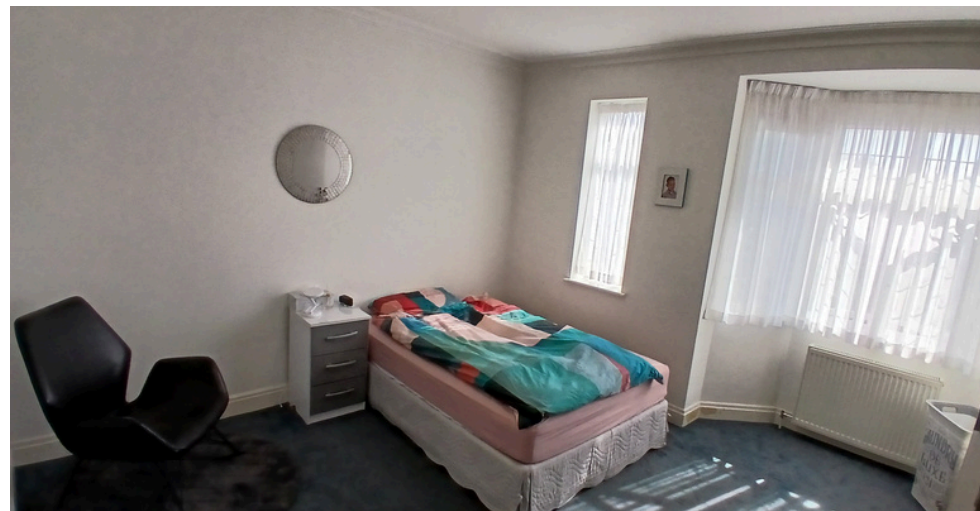




The apartment is set around a communal courtyard where there is limited parking on a first come first serve basis and they are split amongst several small blocks limited to three floors. Internally the flat is completely refurbished throughout and has the benefit of a kitchen/breakfast room, two double bedrooms (plus a single bedroom) and a family bathroom with WC. The flat has a small balcony area and communal gardens. This is a chain free transaction. Sole Agents.



- THREE BEDROOMS
- LARGE LIVING ROOM
- SEPARATE KITCHEN/BREAKFAST ROOM
- OFF STREET PARKING (FIRST COME FIRST SERVE)
- COMMUNAL GARDENS
- CHAIN FREE
- SOLE AGENTS







# Golders Green

Golders Green is one of the most desirable parts of London to live, especially for families looking to settle down. Golders Green has many different types of property available both to rent and buy, a tranquil ambience, fantastic schools and excellent transport connections. What's more, when you move here you'll quickly find that there's a wealth of cultural and natural attractions on your doorstep.

Roundtree Real Estate have been helping people find a home in Golders Green since 2009, and we'd love to help you too. In Golders Green you might see handsome Victorian terraced houses, fabulous Art Deco mansions, stylish modern apartment blocks and rustic cottages all intermingled. Plus, in our experience, most property here although above London averages for purchase, does tend to be generously proportioned - perfect for those needing a little more space.

If you're looking for a base from which to commute into central London then Golders Green will be very handy - it sits on the Northern line, while several bus routes going into and around the city depart from right next to the tube station. The North Circular is also very close, perfect for car drivers.

The Golders Green community is famously diverse. Though predominantly Jewish, there is also a sizeable Asian population, and in general it's a great melting-pot of cultures - that leads to another thing that we love about Golders Green - an incredible foodie scene.

# Floorplan

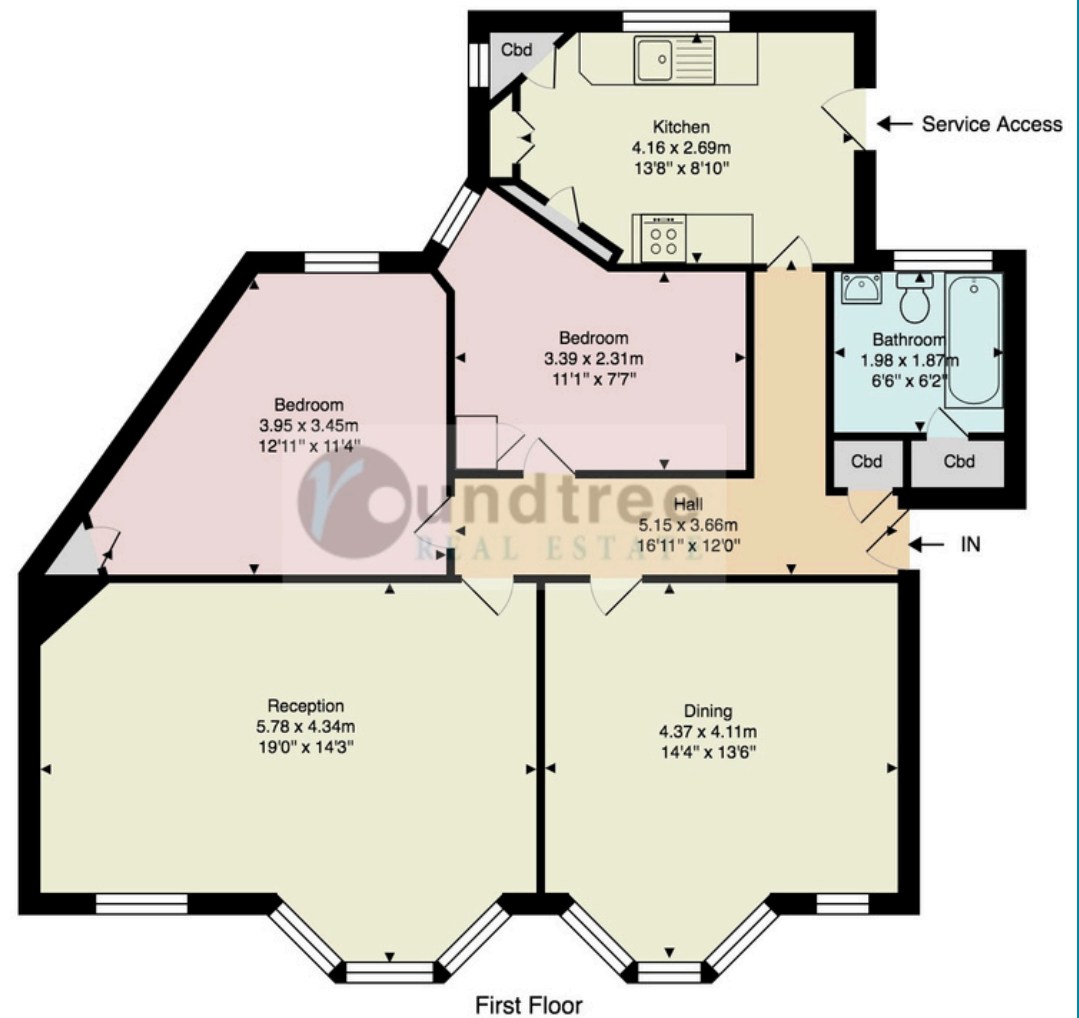
Approximate gross internal area

85.6 sqm / 921 sqft

Golders Court



**roundtree**  
REAL ESTATE



Approx. Gross Internal Area: 85.6 m<sup>2</sup> ... 921 ft<sup>2</sup>

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence that the information, it must not be relied on. Maximum widths and lengths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

All measurements and areas are approximate only.  
Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.  
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General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ROUNDTREE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.