



3 Bedroom  
Woodley Crescent,, NW2

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

Asking Price £625,000  
Leasehold

Stunning three-bedroom, two-bathroom apartment in a modern building with balcony.

A fantastic modern apartment benefitting from a fully integrated separate kitchen with fridge freezer, dishwasher, washer dryer, microwave and oven. Features include spotlights, modern kitchen units, tiles and worktops. Further benefits include a separate large living room with ample space for a dining area, opening onto a lovely spacious balcony running the full length of the room.

Down the hallway are two double and one single bedrooms, one of which features a fully tiled, neutral en-suite. The main bathroom is also fully tiled and benefits from a full-size bath, rainfall shower and separate detachable shower head.

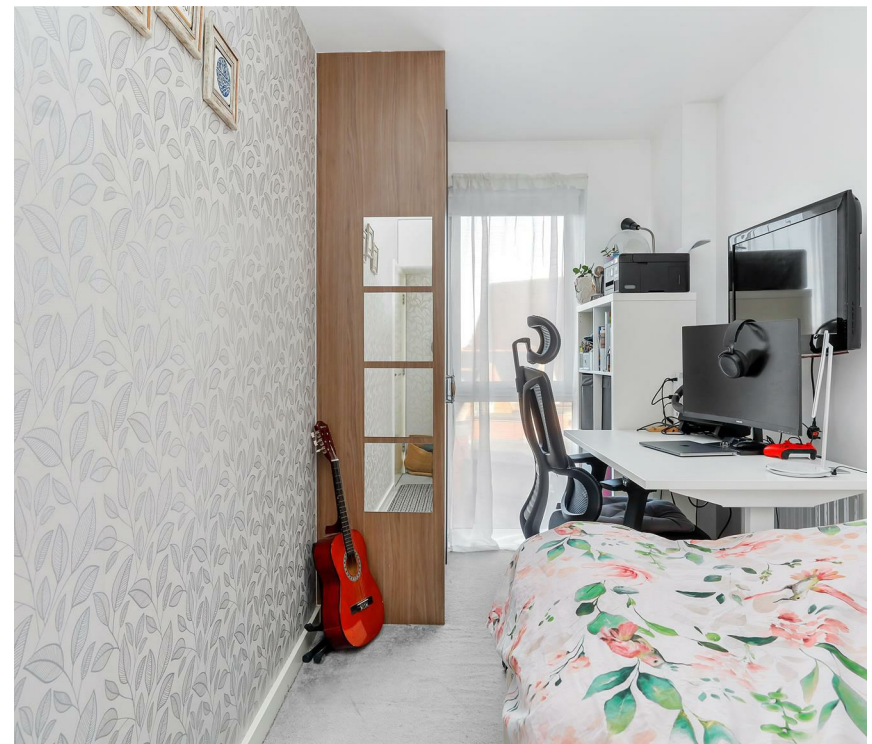
This modern and bright apartment offers plenty of storage throughout and includes a video entry system, lift access and a private residents' communal garden. It is situated just moments from Cricklewood Station and close to a plethora of local amenities including a David Lloyd gym, local independent restaurants and shops. In addition, the property is within walking distance of West Hampstead and Hampstead Heath. Sold with the NHBC certificate available for the first 10 years on all new homes, along with approximately 180 years remaining on the lease.

A fantastic opportunity to purchase a stylish, modern property — the largest apartment in the building — in one of north-west London's most sought-after areas.

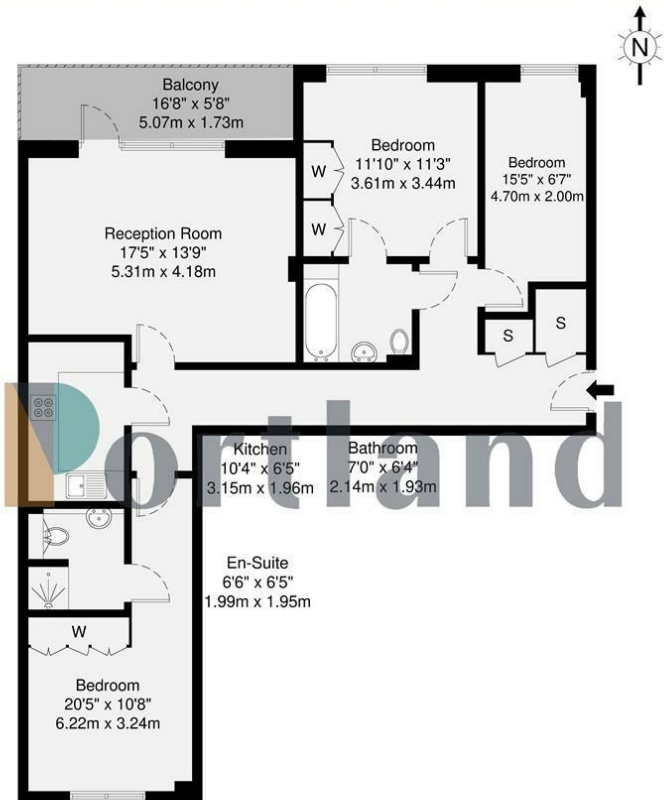
- 2 Double Bedrooms 1 Single
- 2 Modern Bathrooms
- Separate Kitchen
- Large Reception Room
- Private Balcony
- Resident's Communal Garden
- Underground Car Parking Space











GROSS INTERNAL AREA (GIA) The footprint of the property 92.3 sq m / 993 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 4.2 sq m / 45 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 8.7 sq m / 93 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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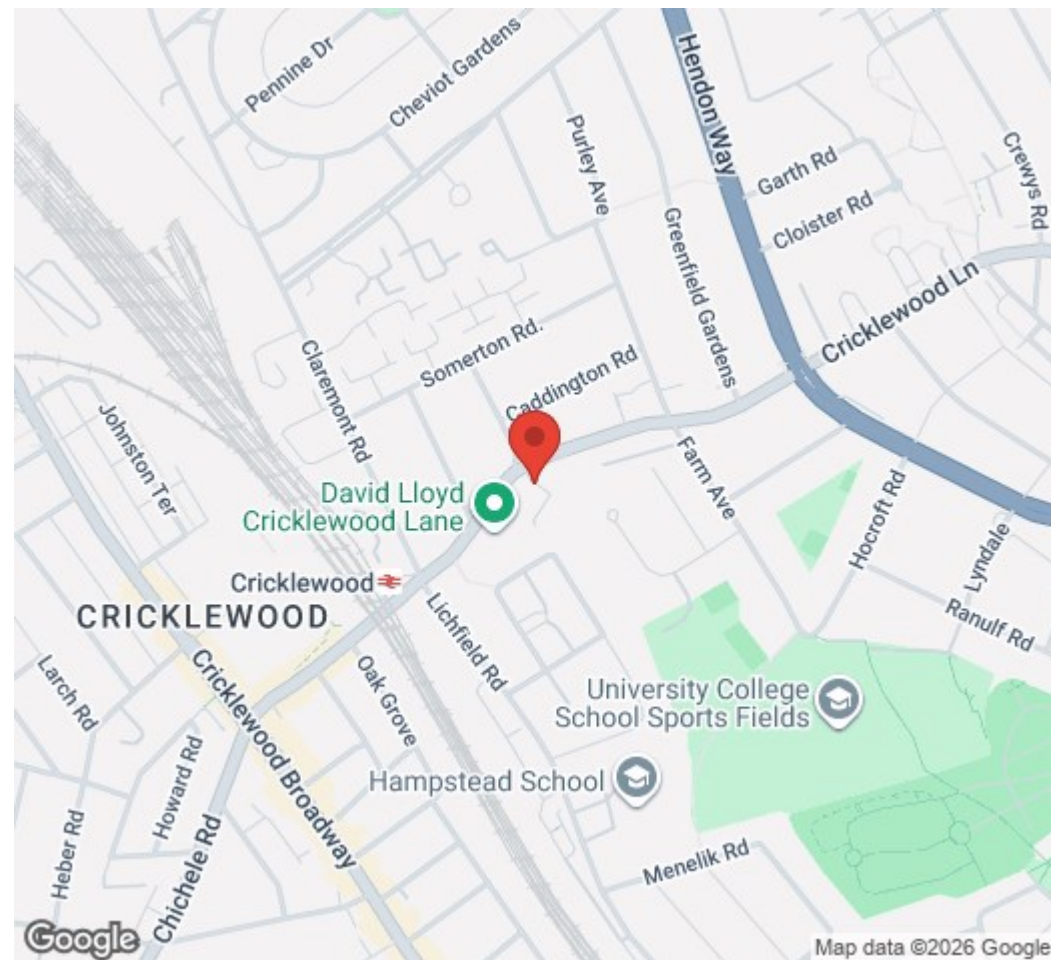
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	