



VERULAM COURT

Woolmead Avenue,
London, NW9



VERULAM COURT
FLATS 174 - 208



Gated development
EPC Rating: C

Price: £220,000

A bright and spacious one double bedroom first floor apartment with lift access and situated in this ever popular gated purpose built block just off Woolmead Avenue with allocated parking for one car.



Benefitting from large living room with double doors leading to private balcony and has beautiful panoramic views, separate kitchen plus family bathroom.

There is a shared swimming pool and barbecue area as well as a private function room which is available for parties at a nominal cost and large communal gardens.

This is a chain free transaction.

Disclaimer - all services/appliances have not and will not be tested.



- One Double Bedroom
- Large Living Room with Double Doors opening to Private Balcony
- Separate Kitchen
- Family Bathroom
- Private Balcony with Expansive Views over the Communal Gardens and Swimming Pool
- Allocated Parking Space
- Gated Development
- Lift in block
- Communal Gardens
- Communal Swimming Pool
- Chain Free





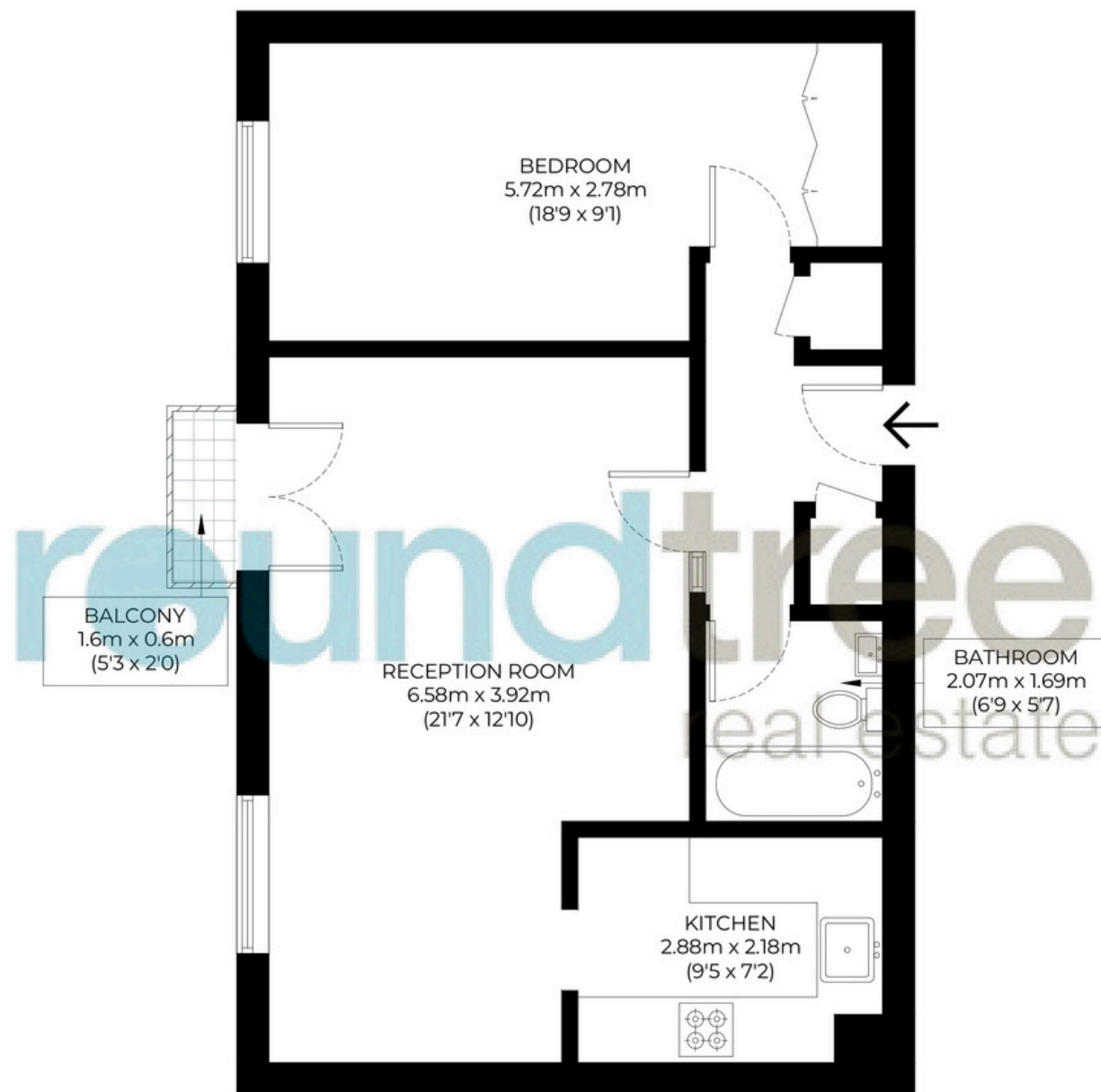


Floorplan

Approximate gross internal area

54.4 sqm / 586 sqft

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.



First Floor



GROSS INTERNAL AREA (GIA)
54.4 sqm / 586 sqft



EXTERNAL STRUCTURAL FEATURES
1 sqm / 11 sqft



RESTRICTED HEAD HEIGHT (RHH) /
EAVES STORAGE
0 sqm / 0 sqft

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To register your interest:

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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.