



WOOLMEAD AVENUE | | LONDON | NW9 7AW

£234,995

LIVINGSPACE
ESTATE AGENTS

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NESTLED WITHIN THE PRESTIGIOUS GATED DEVELOPMENT OF VERULAM COURT ON WOOLMEAD AVENUE, THIS CHARMING SECOND-FLOOR STUDIO APARTMENT PRESENTS AN EXCEPTIONAL OPPORTUNITY FOR FIRST-TIME BUYERS, INVESTORS, OR THOSE SEEKING A CONVENIENT LONDON RETREAT. SPANNING APPROXIMATELY 420 SQUARE FEET, THE FLAT BOASTS A BRIGHT AND WELL-DESIGNED LIVING SPACE, ALLOWING FOR DISTINCT AREAS DEDICATED TO RELAXATION, DINING, AND SLEEPING.

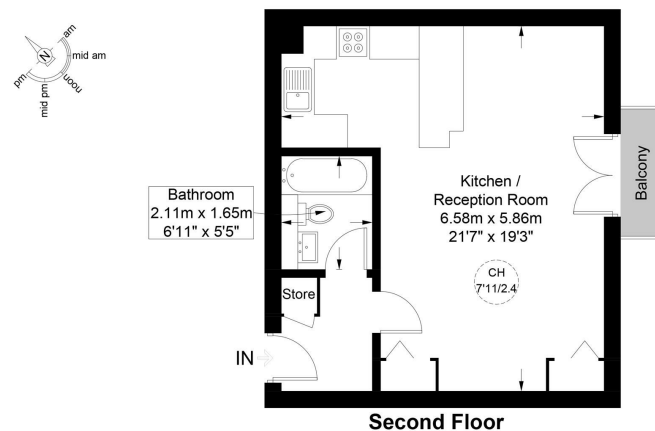
THE APARTMENT FEATURES A FITTED KITCHEN AND AMPLE STORAGE, ENSURING THAT EVERY INCH OF SPACE IS UTILISED EFFECTIVELY. THE THOUGHTFUL LAYOUT ENHANCES THE OVERALL FUNCTIONALITY, MAKING IT AN IDEAL CHOICE FOR MODERN LIVING.

- SOUGHT-AFTER GATED DEVELOPMENT
- BRIGHT, PRACTICAL LIVING SPACE
- FITTED KITCHEN WITH STORAGE
- OUTDOOR SWIMMING POOL ACCESS
- LANDSCAPED GARDENS WITH SEATING
- SECURE GATED ACCESS
- ALLOCATED PARKING AVAILABLE
- CLOSE TO RIVER BRENT
- EXCELLENT CENTRAL LONDON LINKS
- VIEWING HIGHLY RECOMMENDED



Woolmead Avenue, NW9

Approximate Gross Internal Area = 420 sq ft / 39.0 sq m



LIVINGS
SPACE

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

RICS
Certified
Property
Measurer

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

COUNCIL TAX BAND C
EPC RATING B

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