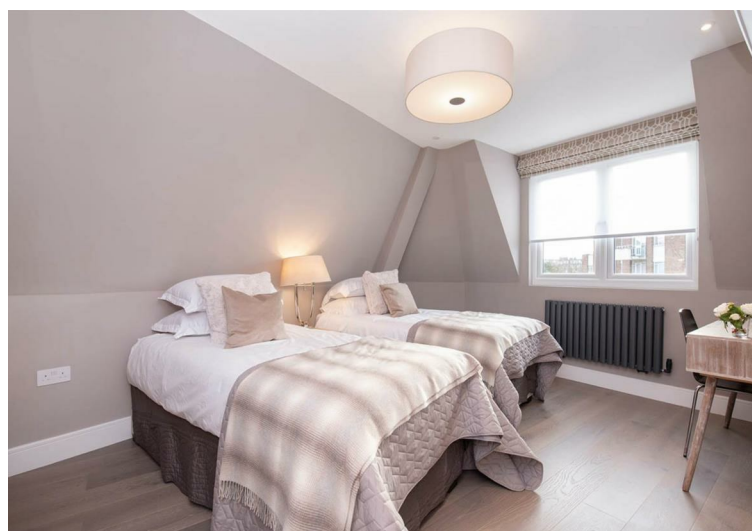
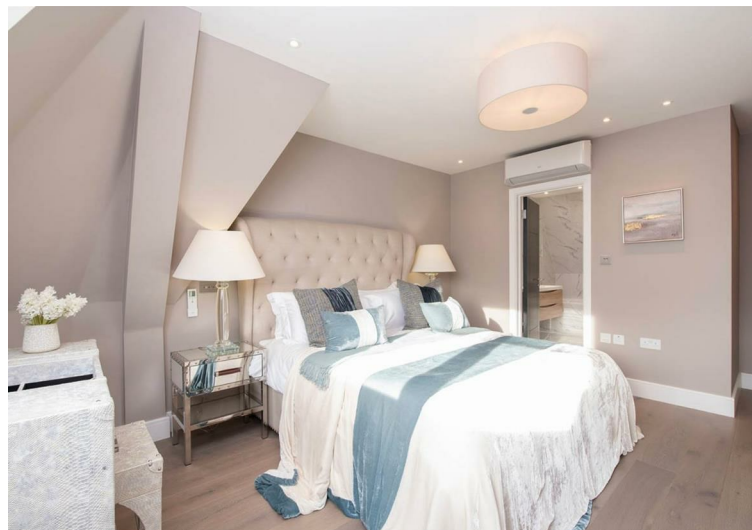


## Woodlands, London £3,500 Per Month Furnished/unfurnished

An stunning three bed apartment set within this beautifully presented conversion.

The apartment comprises a semi open plan reception/kitchen, three double bedrooms, three bathrooms and a private balcony. Further benefits include air conditioning, wooden floors, and fitted wardrobes.

The property is well located for all the restaurants, shops and amenities of Golders green road and is a short walk (0.7 mile) to Brent Cross Underground (Northern Line) or (1.2 miles) to Golders Green Underground (Northern Line).





## FLAT 3, 78 WOODLANDS

Approximate Gross Internal Area

1137 sq ft / 105.60 sq m

Balcony Area

24 sq ft / 2.20 sq m



**SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1137 SQ FT**

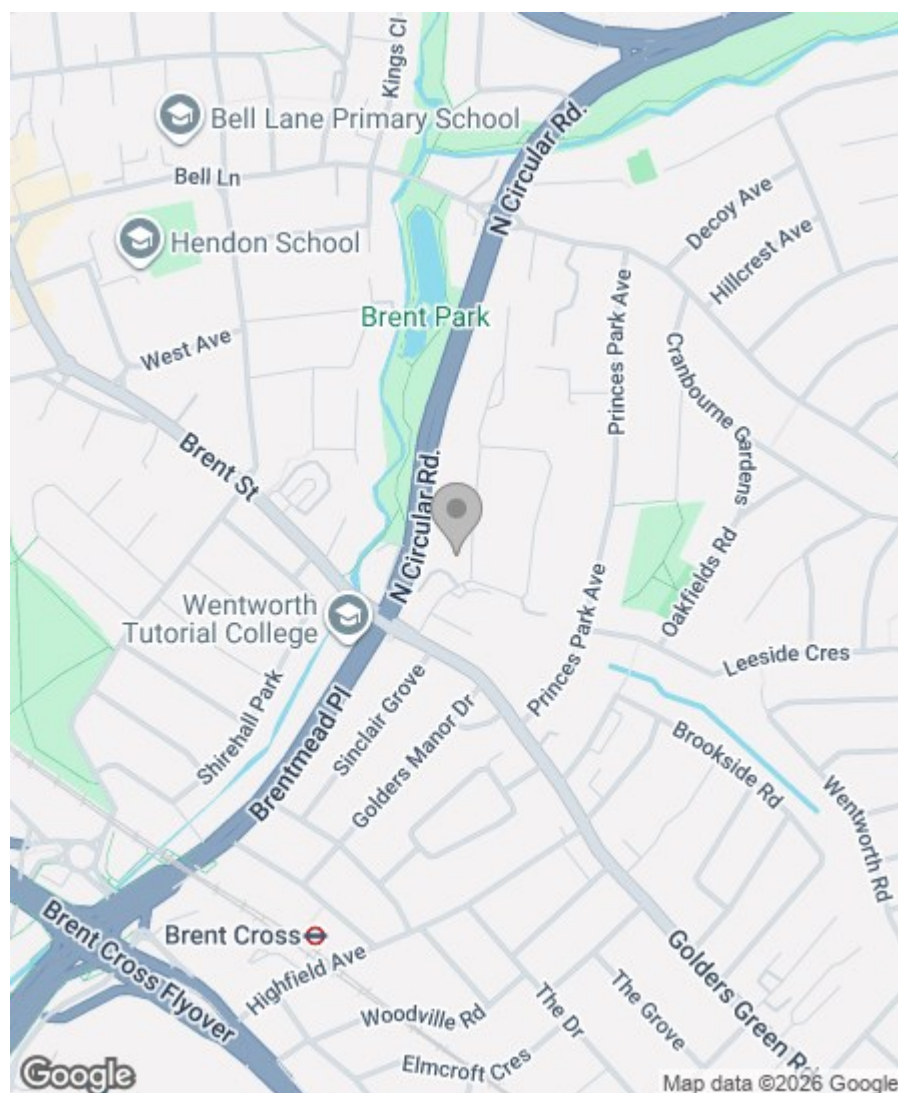
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.  
GB PRO PHOTOS

## Property Overview


Location	, NW11
Price	£3,500 Per Month
Bedrooms	3
Bathrooms	3
Receptions	1
Council	
Tax Band	
Furnishing	Furnished/unfurnished

## Key Features

- Balcony
- Air Conditioning
- Three Bedrooms
- Three Bathrooms
- Modern throughout
- Close to Transport Links
- Close to Shops



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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 	

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Registered in England & Wales  
Registered Office:  
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Maidstone, Kent ME15 6JD

Company Registered number  
03513585

Trading address  
83 Boundary Road, St John's Wood,  
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We are members of



**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).