

# MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS  
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## FOR SALE 2 BEDROOM PURPOSE BUILT 8<sup>th</sup> FLOOR APARTMENT with PANORAMIC VIEWS



### 61 Woodlark Apartments, Damsel Walk, Hendon, NW9 7FA

This well-presented apartment is situated on the 8<sup>th</sup> floor, and benefits from a South Westerly facing balcony with far reaching panoramic views – viewing is highly recommended (by appointment only).

The property is conveniently situated between the shopping & transport facilities of Edgware, Colindale & Brent Cross, it is located approx. 0.2 miles from Hendon Station (main line) & 0.8 miles to Hendon Central Underground Station (Northern Line).

#### SUMMARY OF ACCOMMODATION

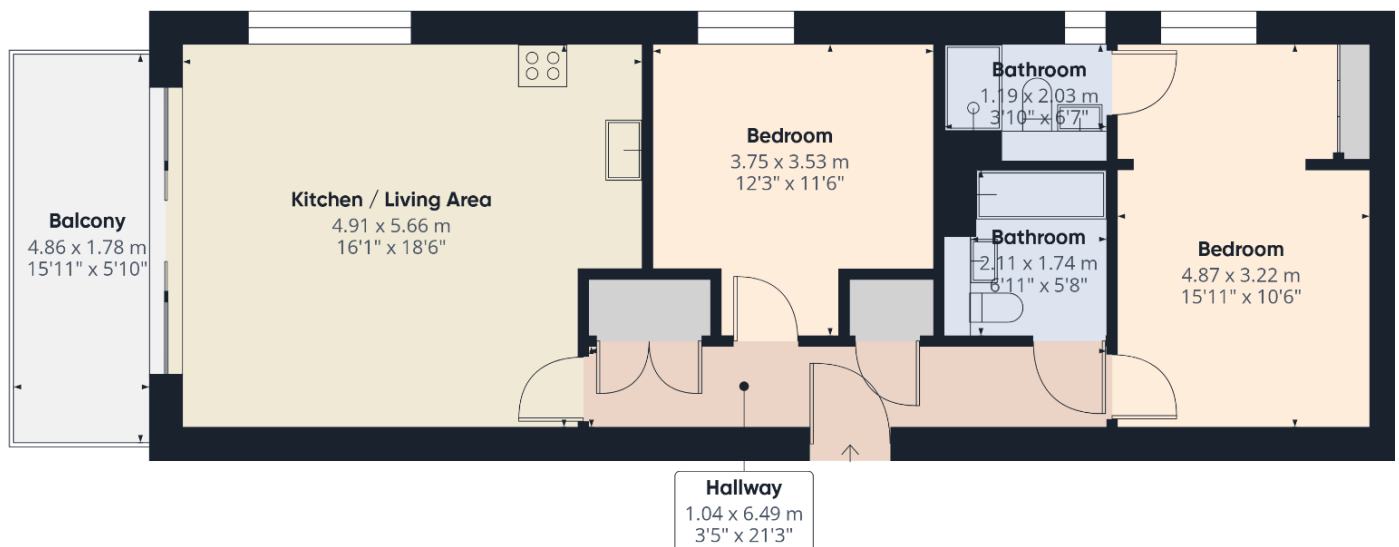
2 BEDROOMS • ENSUITE to MASTER • BATHROOM • OPEN PLAN KITCHEN/ LIVING AREA  
LIFT SERVICE • ALLOCATED PARKING SPACE • FITNESS FACILITY • UNDER FLOOR HEATING  
PRIVATE BALCONY with SOUTH WESTERLY ASPECT  
ACCESS TO COMMUNAL ROOF TOP GARDEN with 360 DEGREE VIEWS

**PRICE: £410,000 LEASEHOLD**



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM  
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.



### Main Entrance Lobby

Accessed via intercom/ key fob. 2 lifts serving all floors.

### Entrance Hallway

With intercom entry phone, 2 cupboards – one for storage and with fuse board, the other with space & plumbing for washing machine and housing pressurised hot water cylinder. Doors opening to;

### Kitchen/Living Area

Fitted kitchen with wall & base units, work top & splashback, with under unit lighting. Integrated fridge freezer & dishwasher, electric oven, hob & with hood above, stainless steel sink & drainer, eye-level microwave oven. Double glazed window to side & patio door opening to;

### Balcony

Private balcony with South Westerly aspect and far reaching views.

### Bedroom 1

Built in wardrobe cupboard, double glazed window to side & door opening to;

### Ensuite Shower Room

Tile enclosed shower cubicle, concealed flush WC, wash basin set on vanity unit with tile splash back, towel radiator, and window to side.

**Bedroom 2** Double glazed window to side.

### Bathroom

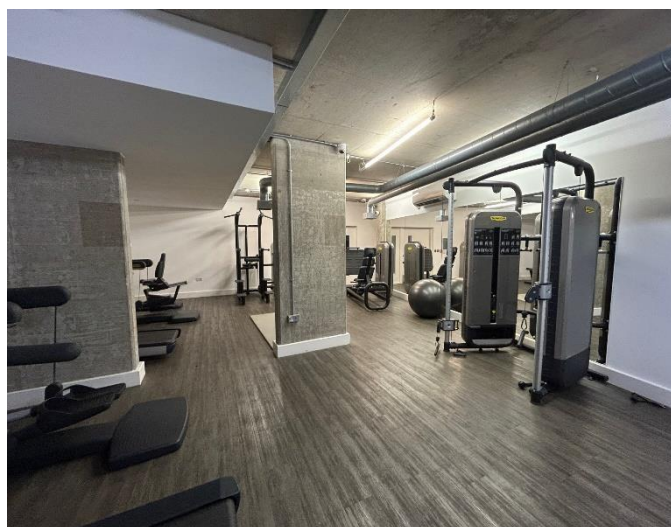
Panel enclosed bath with shower above & shower screen, wash basin, towel radiator, air extractor, concealed flush WC, wash basin set on vanity unit with tile splash back, with shelving and mirror fronted mirror above. Towel radiator & air extractor.

**Parking** One allocated parking space.

**Lease** Approximately 140 years Remaining **Council Tax Band** D

**Outgoings:** Ground Rent: £475 PA Service Charge: £3,895.88 PA





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	