



Viewings by appointment
0207 483 2611

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28 Woodyard Close, NW5 4BX

£900 *fees apply



A bright, stylish room available within a contemporary shared flat in a quiet residential cul-de-sac close to Kentish Town. The room comes fully furnished with modern décor and wood flooring, offering direct access to a private outdoor garden. Tenants share a sleek modern kitchen, comfortable living area, and smart bathrooms finished to a high standard.

All bills are included, making this an easy, hassle-free choice for students or professionals alike. Conveniently located within walking distance of Kentish Town West (Overground), Kentish Town Station (Northern Line), and Gospel Oak Station, all around 5–10 minutes away.

Key Features:

- Furnished Double Room
- Shared Kitchen, Living Room & Bathrooms
- Access to Private Outdoor Garden
- Modern Interiors with Wood Floors
- All Bills Included
- Walking Distance to Kentish Town & Gospel Oak Stations

Our agency are members of Property Mark, Client Money Protection and we hold an account with the Deposit Protection Scheme (ID number 1870974). Our trading name & registered office address is Wellington Estates Property Ltd, WorkLife, 174 Hammersmith Rd, London, W6 7JP company registration number 0 97780197. We charge no administration fees to tenants.

Tax Band: E
EPC Rating: C



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- Great flat share!

- All bills included



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	76	84	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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*All Fees stated are inclusive of VAT
 (calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.