



1 Bedroom
Woodley Crescent, NW2

 **Portland**
Trusted, every step of the way

£380,000
Leasehold

Offered to the market in immaculate condition, is a modern one bedroom apartment in a popular newly built development.

Presented in stunning condition, the flat offers a fully integrated open plan kitchen with excellent storage and bright views. The living area then continues onto to a well-proportioned balcony perfect for entertaining. The property also boasts a large double bedroom with room for plenty of storage.

Coleby House benefits a secure video entry system for guests, an accessible lift as well as charming communal gardens for the residents.

This excellent home is located in one of North West London's most desirable areas, and is only moments away from Cricklewood Station as well as being close to a plethora of local amenities including a new David Lloyd gym and local independent restaurants and shops. In addition the property is within walking distance to West Hampstead and Hampstead Heath.

- Secure purpose built development
- Newly built
- Communal gardens
- Over 500 square feet of accommodation
- Close to Thameslink with excellent access to St Pancras International
- Bright views flooded with natural light
- Private balcony

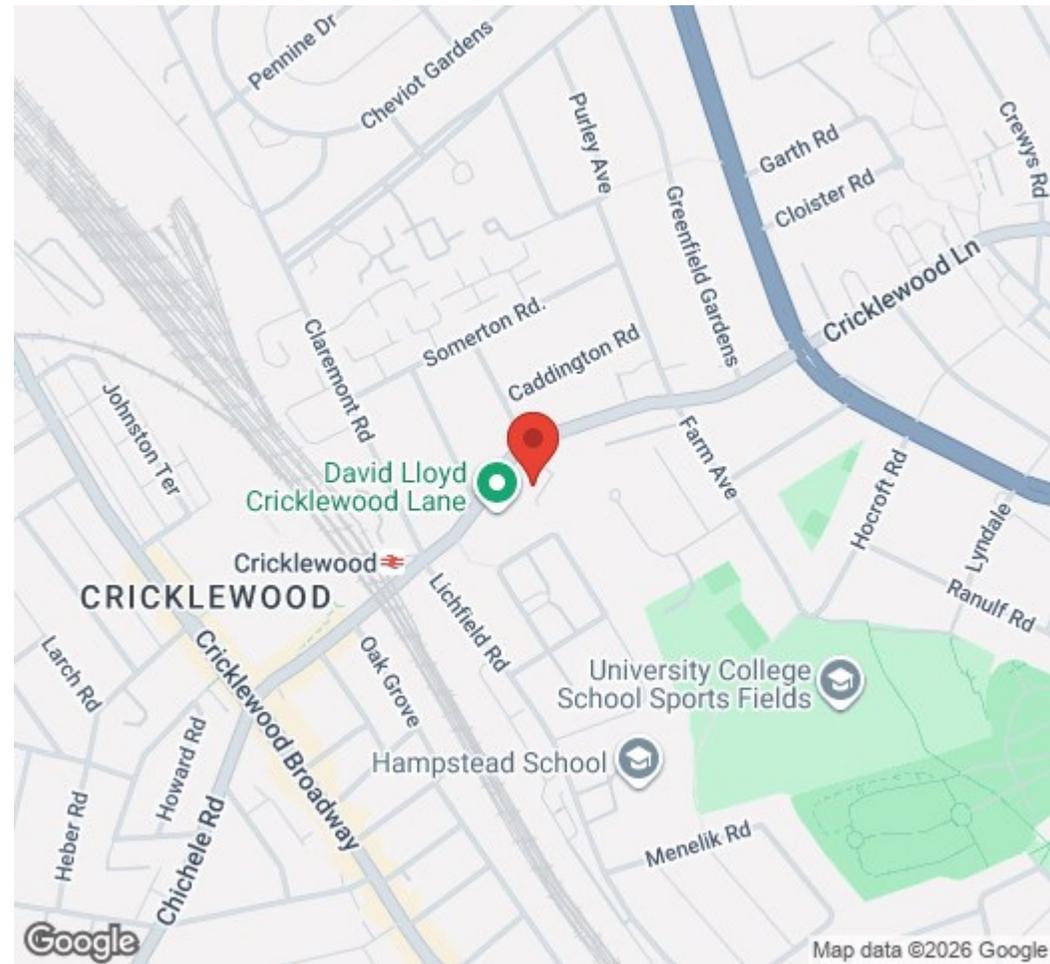






GROSS INTERNAL AREA (GIA) The footprint of the property 51.1 sq m / 550 sq ft	TOTAL STORAGE SPACE Storage and wardrobe total area 1 sq m / 10 sq ft	EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc. 5.9 sq m / 63 sq ft	RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 sq m / 0.0 sq ft
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Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	
(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		

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