

Sole Agent

1A Woodcroft Avenue, Mill Hill, NW7 2AH

£495,000 Subject to Contract



Offered for sale with no upper chain is this immaculately presented Two double Bedroom apartment set on the first floor of this detached property which was converted within the last few years.

The apartment offers bright, spacious, well-planned accommodation and includes a wonderful open plan Kitchen/Living/Dining Room, Two Bedrooms, Two Bathrooms (1 en-suite shower room) and Utility Room.

Amenities include reserved off-street parking and own section of rear Garden with shed.

Woodcroft Avenue is close to the numerous shopping and transport facilities at Mill Hill Broadway including Thameslink station. Popular local schools within both private and state sectors are within a short distance as are local green spaces including Woodcroft Park which is immediately adjacent to the flat

Council Tax Band D

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Approximate Area = 803 sq ft / 74.6 sq m
Outbuilding = 24 sq ft / 2.2 sq m
Total = 827 sq ft / 76.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Richard James Estate Agents Ltd. REF: 1109440

- TWO DOUBLE BEDROOMS
- LARGE KITCHEN/LIVING/DINING ROOM
- OWN SECTION OF REAR GARDEN
- CHAIN FREE
-
- TWO BATHROOMS (ONE EN-SUITE)
- UTILITY ROOM
- OFF STREET PARKING
- CLOSE TO SHOPS AND TRANSPORT
-



PRICE - £495,000
TENURE - Leasehold
COUNCIL TAX BAND - D
London Borough of Barnet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	79
(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	

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.