



Woodlands | London | NW11

£738 Per Week |

 3  3  1  B

ADN
RESIDENTIAL

A stunning, and modern three-bedroom apartment situated on the second floor of a contemporary development. This elegant residence features an open-plan living area with a fully fitted kitchen, air conditioning, and a private balcony. Both the principal bedroom and the second bedroom benefit from en suite bathrooms, while all bedrooms include built-in wardrobes. Additional storage is available in the hallway for added convenience. Pet-friendly and available immediately, offered either furnished or unfurnished.

- Modern open plan living
- Close to amenities
- 3 Double Bedrooms
- 3 Modern Bathrooms
- Air Conditioning
- Balcony

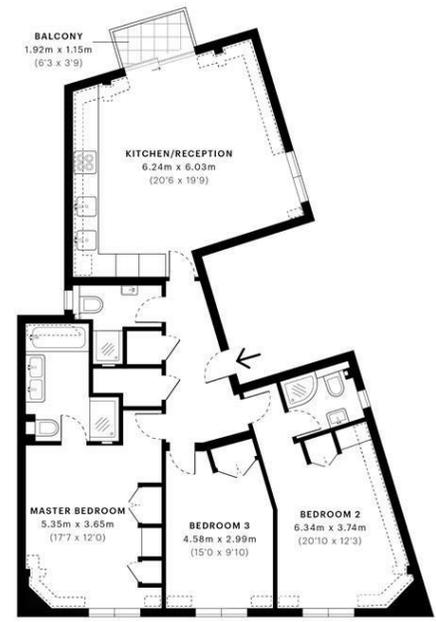
Council Tax Band: E
EPC: B







SD Investments & Management
 CAPTURE DATE: 03/06/2020
 LASER SCAN POINTS: 33,950,048
Woodlands, NW11
 GROSS INTERNAL AREA: 103.3 Sqm / 1111.7 Sqft



- Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property.
103.3 Sqm / 1111.7 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features, includes balconies, restricted head.
97.5 Sqm / 1048.0 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
2.2 Sqm / 23.5 Sqft

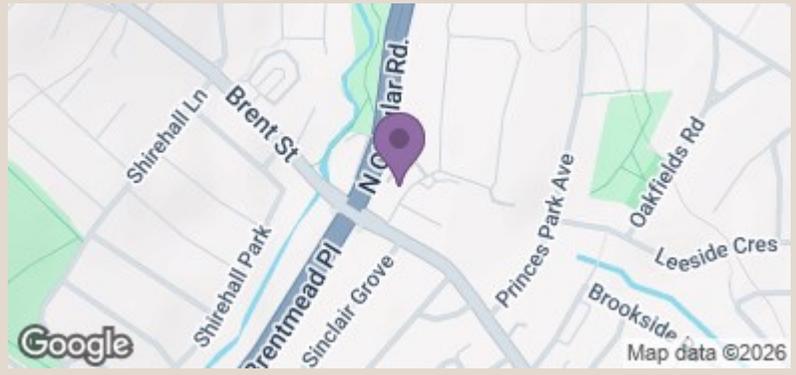
RESTRICTED HEAD HEIGHT
Limited use area under 1.5m.
7.0 Sqm / 75.5 Sqft

spec RICS
 Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL
106.0 Sqm / 1140.9 Sqft

IPMS 3C RESIDENTIAL
100.0 Sqm / 1076.7 Sqft

RICS
Sec4:0365e411d604b6f16878



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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	

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