



Apartment

**Flat 3**

**Woodlands**

**London**

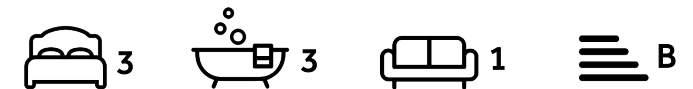
**NW11 9QU**

**£807 Per week**

**Council Tax Band: E**

#### FEATURES

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



**ADN**  
RESIDENTIAL



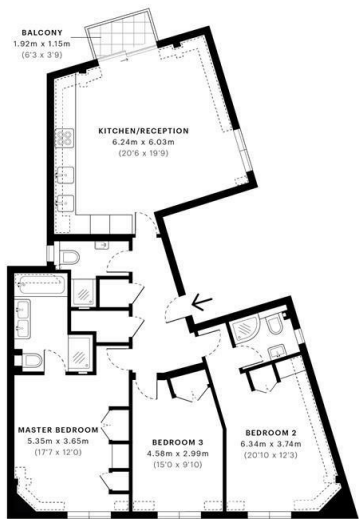


# 3 Bedroom Apartment located in London

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.



Woodlands, NW11		
SD Investments & Management	DATE: 03/04/2020	LAST REVIEW: 30/04/2020
GROSS INTERNAL AREA: 103.3 Sqm / 1111.7 Sqft		



Second Floor

GROSS INTERNAL AREA (GIA) Includes all areas within the property boundary. 103.3 Sqm / 1111.7 Sqft	NET INTERNAL AREA (NIA) Includes all areas within the property boundary, excluding walls and structural elements. 97.3 Sqm / 1048.0 Sqft	EXTERNAL STRUCTURAL FEATURES Includes all areas within the property boundary, including external walls and structural elements. 2.2 Sqm / 23.8 Sqft	RESTRICTED HEADROOM Includes all areas within the property boundary, including areas with restricted headroom. 7.0 Sqm / 75.3 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 measurement captured on the plan.			
APR 18 RESIDENTIAL 105.0 Sqm / 1140.8 Sqft MAY 18 RESIDENTIAL 100.0 Sqm / 1076.7 Sqft			
SPEC ID: 26c4d28b4e7f68b2d4d8b05e			

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	

Call us on  
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[www.adnresidential.co.uk](http://www.adnresidential.co.uk)



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.