



Woodlands | London | NW11

Asking price £595,000 | Share of Freehold

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ADN
RESIDENTIAL

A spacious and beautifully presented three-bedroom apartment (1,243 sq ft) situated on the fifth floor of Dolphin Court, a purpose-built block with lift access, conveniently located in NW11.

The apartment offers well-proportioned accommodation comprising a generous reception room with herringbone flooring, bespoke fitted cabinetry and French doors opening onto a Juliet balcony with far-reaching views. The property also benefits from an impressive private terrace extending to over 100 sq m, providing exceptional outdoor space for entertaining and alfresco dining.

Further accommodation includes a modern separate fully fitted kitchen with integrated appliances, three well-proportioned bedrooms, including a spacious principal bedroom with extensive built-in wardrobes, and a contemporary family bathroom with a rainfall shower.

Additional benefits include double-glazed windows, excellent storage, well-maintained communal areas and allocated off-street parking for one car.

Dolphin Court is conveniently located within easy reach of Golders Green, Brent Cross and Hendon Central Underground stations (Northern Line), as well as local shops, restaurants, schools and amenities.

Tenure - Share of Freehold- 981 Years Remaining
Service Charge: £7,000 Per Annum

- Private Terrace
- Reception Room
- Family Bathroom
- Lift
- Three Bedrooms
- Kitchen
- Allocated Parking
- Share of Freehold

Council Tax Band: F
EPC: C

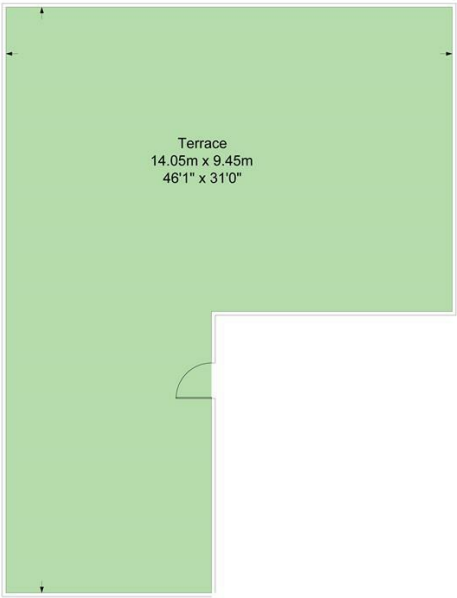
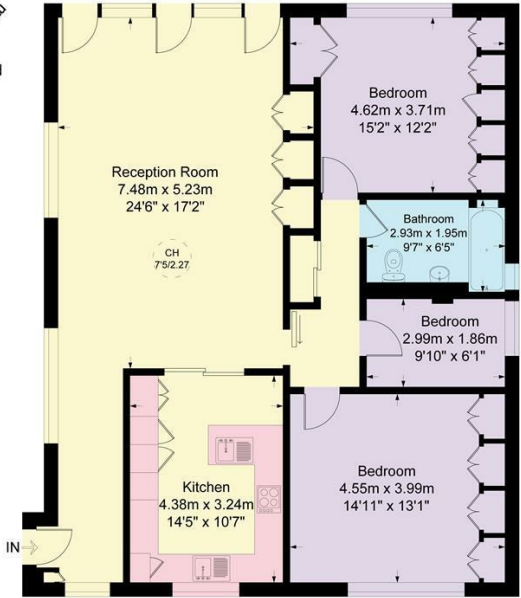
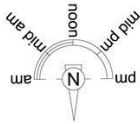






Dolphin Court, NW11

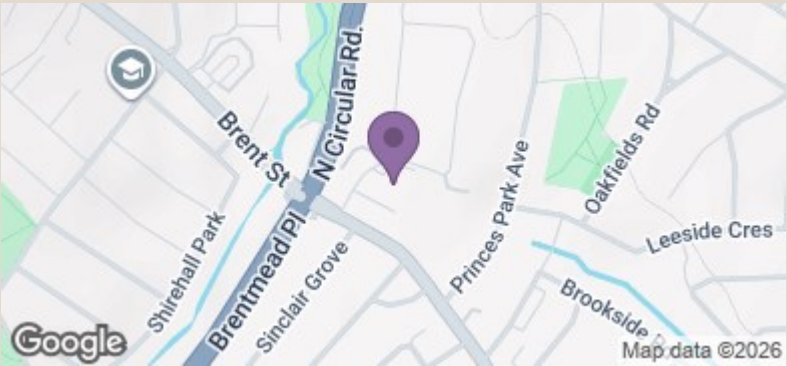
Approximate Gross Internal Area = 1243 sq ft / 115.5 sq m



Fifth Floor



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		79	83
		EU Directive 2002/91/EC	

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