



Woodcote Avenue
London
NW7

Offers In Excess Of £664,000

bettermove

Woodcote Avenue

London

Bettermove are proud to present this 4 bedroom semi-detached house in London.

This property benefits from double glazing, underfloor heating, gas and electric central heating throughout, with off street parking available via the driveway.

The council tax band is D.

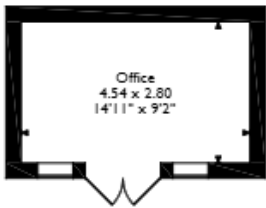
The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, and WC on the ground floor. The first floor consists of three bedrooms, and the family bathroom. The second floor houses a separate studio area, complete with a living/kitchen/bedroom area, and a shower room. The exterior boasts a private rear garden, complete with an outbuilding, currently used as an office, and mainly laid to lawn, perfect for enjoying the summer months.

Located in the popular city of London, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Mill Hill Broadway, various bus routes and the M1.

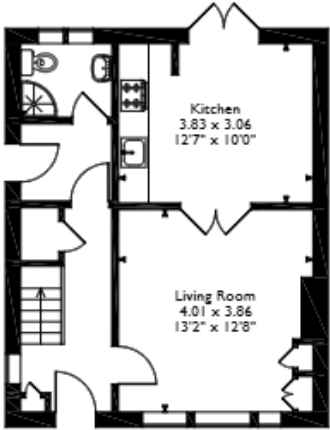
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



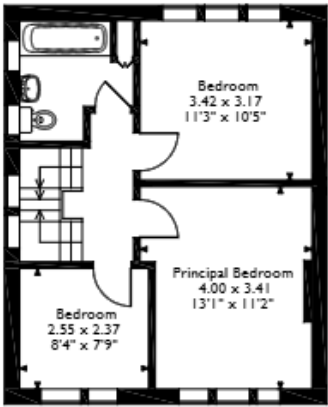
Woodcote Avenue, London
Approximate Gross Internal Area
Main House = 107 Sq M / 1152 Sq Ft
Outbuilding = 13 Sq M / 140 Sq Ft
Total = 120 Sq M / 1292 Sq Ft



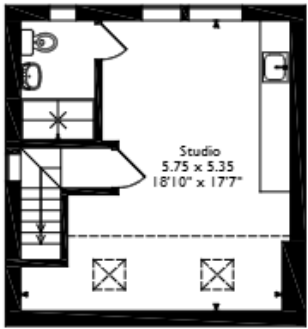
Outbuilding



Ground Floor



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	77	86
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) 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		
	76	79
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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