



## Woodberry Close, London – NW7

£375,000 Leasehold

**CHAIN FREE** A fantastic 2 double bedroom first floor maisonette located within a quiet cul-de-sac in the Lidbury Square development.

One of only 3 maisonettes in the development, the flat stands on its own with no direct neighbours and benefits from its own entrance, a 16ft reception room, extensive storage and its own integral garage.

With Mill Hill East Tube station, a Waitrose supermarket and a Virgin Active gym very close at hand, the property would make an ideal first time purchase.

Lease: Approx. 973 years Service Charge: £1235.14 per annum Ground Rent: £298.74 per annum

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



- First floor maisonette – own entrance
- 2 double bedrooms
- Garage
- Chain free
- Extensive storage
- Close to Tube
- Ideal first time purchase
- No direct neighbours
- Cul-de-sac location
- Low service charge



Approximate Gross Internal Area 751 sq ft - 70 sq m  
(Excluding Garage)

Garage Area 184 sq ft – 17 sq m

