



## 00 Woodbridge Close, London, NW2 6YN Offers in excess of £475,000

**\*\* OFFERED WITH NO ONWARD CHAIN - SUITABLE INVESTMENT OR HOME TO LIVE IN \*\***

Located in the sought-after residential area of Woodbridge Close, this well-positioned home offers an excellent opportunity for families, professionals, and investors alike. Set within a quiet cul-de-sac in the heart of North West London, the property combines comfortable living accommodation with convenient access to local amenities, highly regarded schools, green open spaces, and excellent transport links into Central London.

The ground floor comprises a bright and spacious living room with direct access to the rear garden, creating an ideal space for both relaxing and entertaining. A separate fitted kitchen is positioned to the front of the property, while the entrance hall provides access to a useful additional room, suitable as a study, home office, nursery or storage space.

The first floor features two generously sized bedrooms, including a particularly spacious principal bedroom. A family bathroom and separate WC complete the accommodation, together with additional built-in storage off the landing.

This home was previously a buy to let and in our opinion is a sound investment. The accommodation boasts a lounge, fitted kitchen and two bedrooms with house bathroom. Garden to the rear to enjoy.



**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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