



 3

Bedrooms

 1

Bathroom



Warren Bradley Estates are pleased to offer as Vendor's Sole Agents, this modern three bedroom duplex maisonette. The property benefits from double glazing, gas central heating and laminated flooring throughout. Front and rear gardens along with a parking space are also present.

The property is also situated near to the (A5) Edgware Road and Colindale's multiple shopping and transport facilities including Sainsbury's Supermarket. An early viewing is strongly advised to secure this chain free property.

Entrance

Upvc door. Leading to...

Entrance hall

Laminate flooring, Radiator, power points, understairs cupboard, stairs to first floor, door to guest wc

Guest WC *1.8m x 0.9m (5' 11" x 2' 11")*

Low flush WC, pedestal wash hand basin, extractor fan.

Kitchen/diner *4m x 2.6m (13' 1" x 8' 6")*

Double glazed window to front, modern range of wall & base units, stainless steel single drainer sink unit with mixer tap & cupboard below, tiled floors & half tiled walls, gas cooker point, power points, extractor hood, space for washing machine & fridge/freezer, gas combi boiler, radiator.

Reception Room *5.1m x 4.7m (16' 9" x 15' 5")*

Double glazed window & door to rear, Laminate flooring, radiator, power points.

First floor landing

Storage cupboard, power point.

Bedroom 1 *4.7m x 3.3m (15' 5" x 10' 10")*

2 x Double glazed windows to rear, built in fitted wardrobes, radiator, power points.

Bedroom 2 *3.8m x 2.7m (12' 6" x 8' 10")*

Double glazed window to front, built in fitted wardrobe, radiator, power points.

Bedroom 3 *3.8m x 1.9m (12' 6" x 6' 3")*

Double glazed window to front, built in fitted wardrobe, radiator, power points.

Family Bathroom/WC *2.2m x 1.7m (7' 3" x 5' 7")*

Tiled floor & part tiled walls, bath with mixer tap, shower attachment & hand grips, low flush WC, pedestal was hand basin, radiator, extractor fan.

Front Garden *4.7m x 2m (15' 5" x 6' 7")*

Paved with wire fence borders

Rear Garden *4.7m x 3.2m (15' 5" x 10' 6")*

Paved, shed, gate to car park.

Parking

Allocated parking for one car.

Leasehold

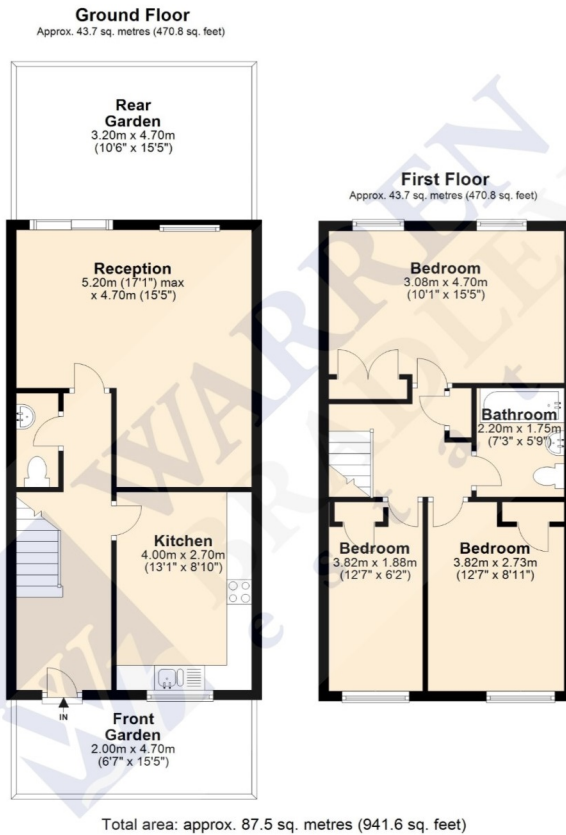
106 Years Remaining approx. (As advised by the Vendor, documents not yet seen).

Service Charge

£93 per month approx. (As advised by the Vendor, documents not yet seen).

Ground Rent

£10 Per Annum Approx (As advised by the vendor, documents not yet seen).



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.

