



2

Bedrooms



1

Bathroom



Warren Bradley Estates are delighted to offer for sale this immaculately presented two double bedroom ground floor apartment ideally located close to Colindale Underground Station and all other local amenities.

The property benefits from two double bedrooms, a spacious lounge which leads to a private enclosed balcony, a large kitchen with room for a table which leads to the private rear garden. There is also a fully tiled bathroom, wood laminate flooring throughout, several storage cupboards, double glazing and central heating.

Entrance Hall *5.00m x 1.30m (16.40ft x 4.27ft)*

Wood laminate flooring, storage cupboards, doors to all rooms

Reception Room *3.70m x 3.70m (12.14ft x 12.14ft)*

Wood laminate flooring, door to enclosed balcony

Enclosed Balcony *2.60m x 1.80m (8.53ft x 5.91ft)*

Private enclosed balcony

Kitchen *4.30m x 3.00m (14.11ft x 9.84ft)*

Vinyl flooring, range of base and wall units, single sink and drainer, integrated electric oven and gas hob, plumbing for washing machine, space for fridge/freezer, door to rear garden, window to garden

Rear Garden *6.00m x 4.20m (19.68ft x 13.78ft)*

Astroturf, fenced walls

Bedroom 1 *3.80m x 3.30m (12.47ft x 10.83ft)*

Laminate flooring, window to rear

Bedroom 2 *3.60m x 3.00m (11.81ft x 9.84ft)*

Laminate flooring, window to front

Bathroom *2.00m x 2.00m (6.56ft x 6.56ft)*

Vinyl flooring, tiled walls, panel bath with shower attachment, low flush WC, hand basin

Parking

Residents Permit Parking - Cost of £60 Per Year

Leasehold

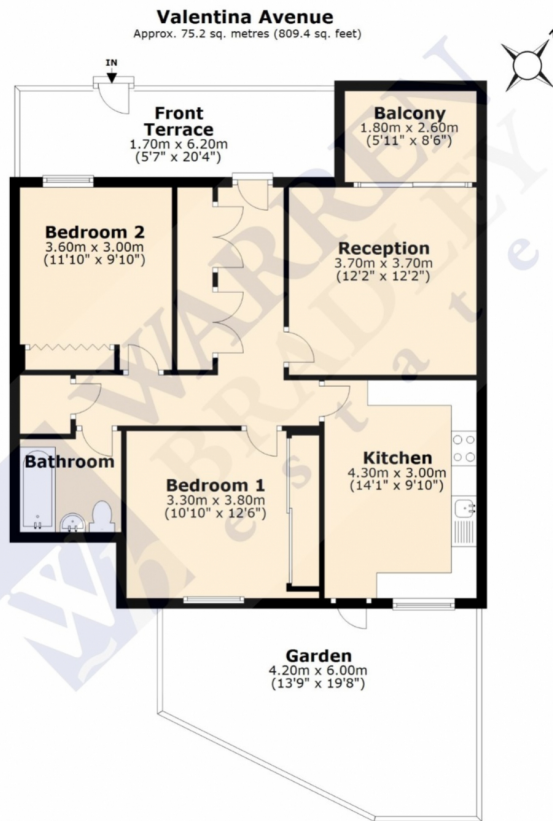
125 Years from 2016 (120 Years remaining) - As advised by the vendor

Service Charge

£400 Per Annum - As advised by the vendor

Ground Rent

£10 Per Annum - As advised by the vendor



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.

