



2

Bedrooms



1

Bathroom





We are pleased to offer for sale as the VENDORS SOLE AGENT this two bedroom apartment ideally located close to all local amenities Colindale has to offer. The property is located on the 2nd floor of a purpose built block and benefits from a large lounge with open plan kitchen, a very spacious main bedroom with fitted wardrobes, a second double bedroom, large bathroom, laminate flooring throughout, double glazing and gas central heating.

Offered with a long remaining lease the property is ideal for first time buyers or investor alike.

**Entrance Hall** 4.90m x 0.90m (16.08ft x 2.95ft)

**Reception/Open Plan Kitchen** 4.30m x 4.00m (14.11ft x 13.12ft)

**Bedroom 1** 4.30m x 3.90m (14.11ft x 12.80ft)

**Bedroom 2** 3.00m x 2.80m (9.84ft x 9.19ft)

**Bathroom** 2.10m x 2.00m (6.89ft x 6.56ft)

#### **Leasehold**

905 Years Remaining - As advised by the vendor

#### **Service Charge**

£1700.00 P/A - As advised by the vendor

#### **Ground Rent**

£20.00 P/A - As advised by the vendor



### Tokington Court

Approx. 57.7 sq. metres (621.2 sq. feet)



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.  
Plan produced using PlanUp.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 65   D    |
| 39-54 | E             |         |           |
| 21-38 | F             | 36   F  |           |
| 1-20  | G             |         |           |

