



Chronicle Avenue, Colindale, NW9

£550,000 *Leasehold*

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A spacious and contemporary three-bedroom, two-bathroom apartment set on an upper floor of a desirable modern development in Colindale, NW9. Offering 907 sq ft (84.5 sq m) of bright, well-designed living space, this beautifully presented home is ready to move straight into. The property features a generous open-plan living and dining area filled with natural light, leading to a sleek high-gloss kitchen with integrated appliances, white units and a contrasting

KEY FEATURES

- Three Double Bedrooms
- Secure Allocated Parking
- Large Private Balcony
- Upper Floor with Lift
- Bright & Airy
- Long Lease



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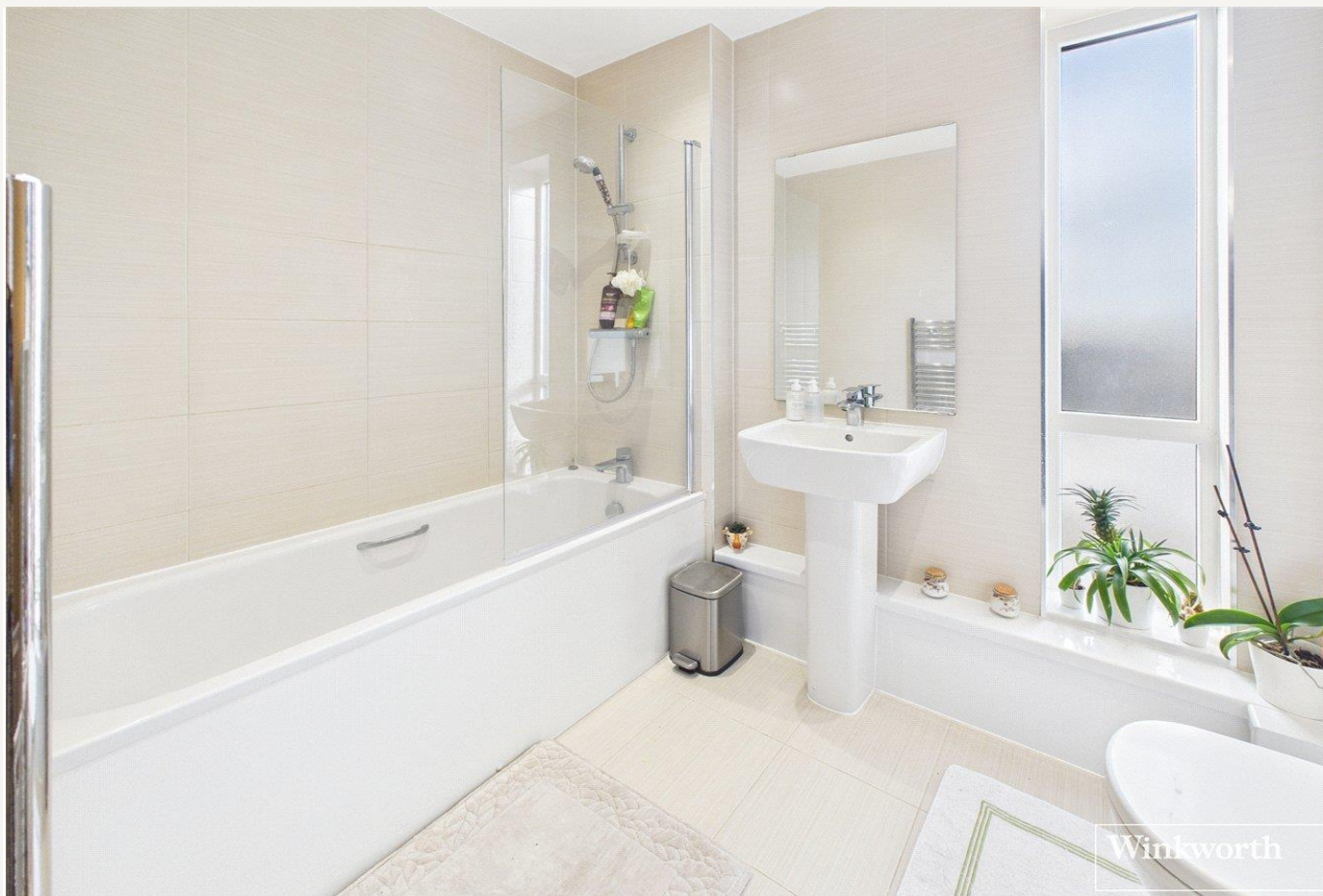
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black worktop and splashback. A large private balcony extends the living space and provides elevated views over local green spaces.

The principal bedroom includes a stylish ensuite shower room, accompanied by two further good-sized double bedrooms and a modern, fully tiled jack and jill bathroom. Additional benefits include lift access, a long lease and secure allocated parking. Perfectly positioned within a vibrant and rapidly regenerating area, the apartment is moments from Colindale Underground Station (Northern Line, Zone 4), offering quick journeys into Central London. Burnt Oak Station is also close by. Local amenities include supermarkets, shops, cafés and the popular Bang Bang Oriental Foodhall, while Colindale Park and Montrose Playing Fields provide excellent green spaces nearby. An ideal home for first-time buyers, young families or investors seeking a high-spec, well-connected property in a thriving neighbourhood.





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MATERIAL INFO

Tenure: Leasehold

Term: Approx 240 year and 0 months

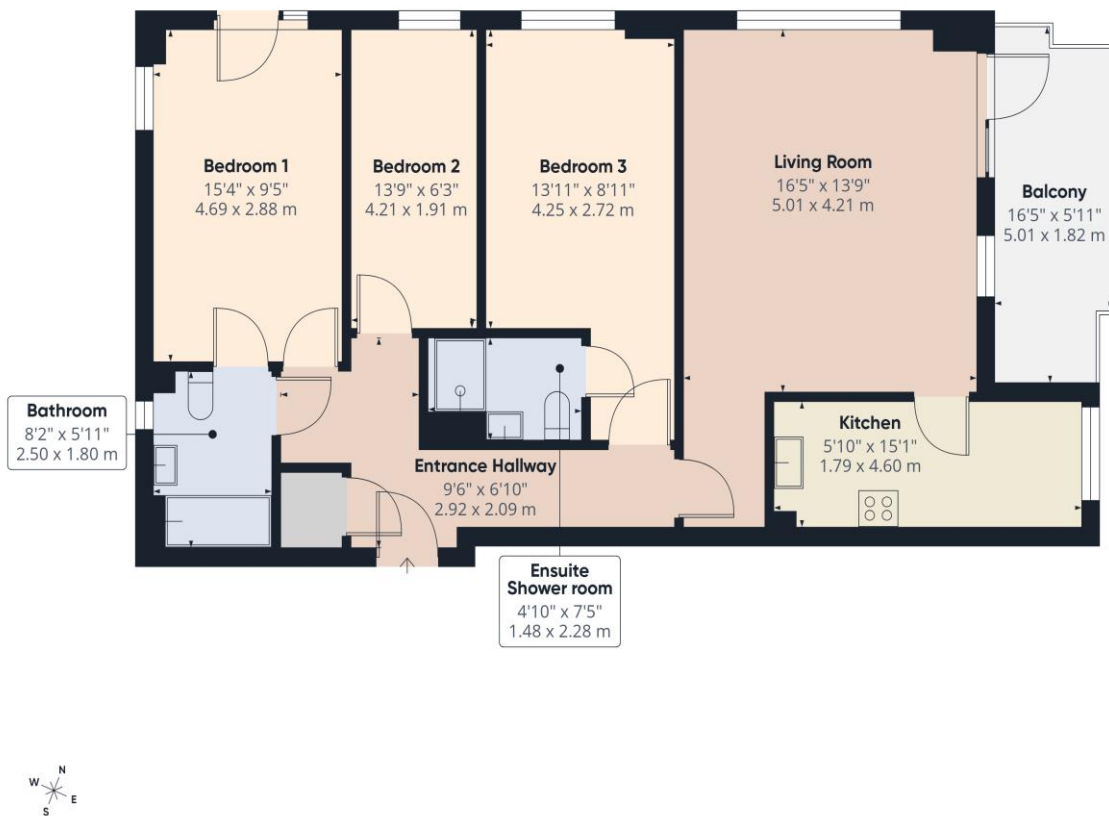
Service Charge: Approx £2065.20 per annum

Ground Rent: Approx £654 Annually (subject to increase)

Builders Insurance : £1028.36

Council Tax Band: E

EPC rating: B



For more information, scan the QR code or visit the link below

**QR CODE
COMING
SOON**

<https://www.winkworth.co.uk/sale/property/HEN250175>

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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