



TROBRIDGE PARADE, GRAHAME PARK WAY, COLINDALE, NW9

£475,000 LEASEHOLD APPROX 989 YEARS REMAINING

STUNNING TWO BEDROOM FLAT IN A DESIRABLE LOCATION

- SERVICE CHARGE APPROX £2,880 PER ANNUM
- GROUND RENT APPROX £350 PER ANNUM

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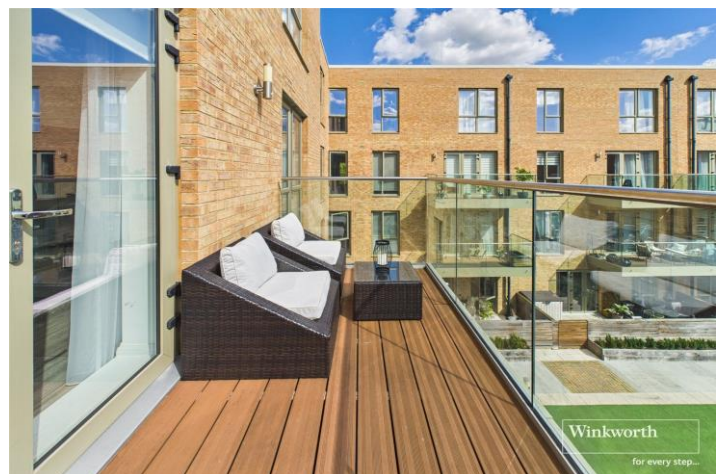
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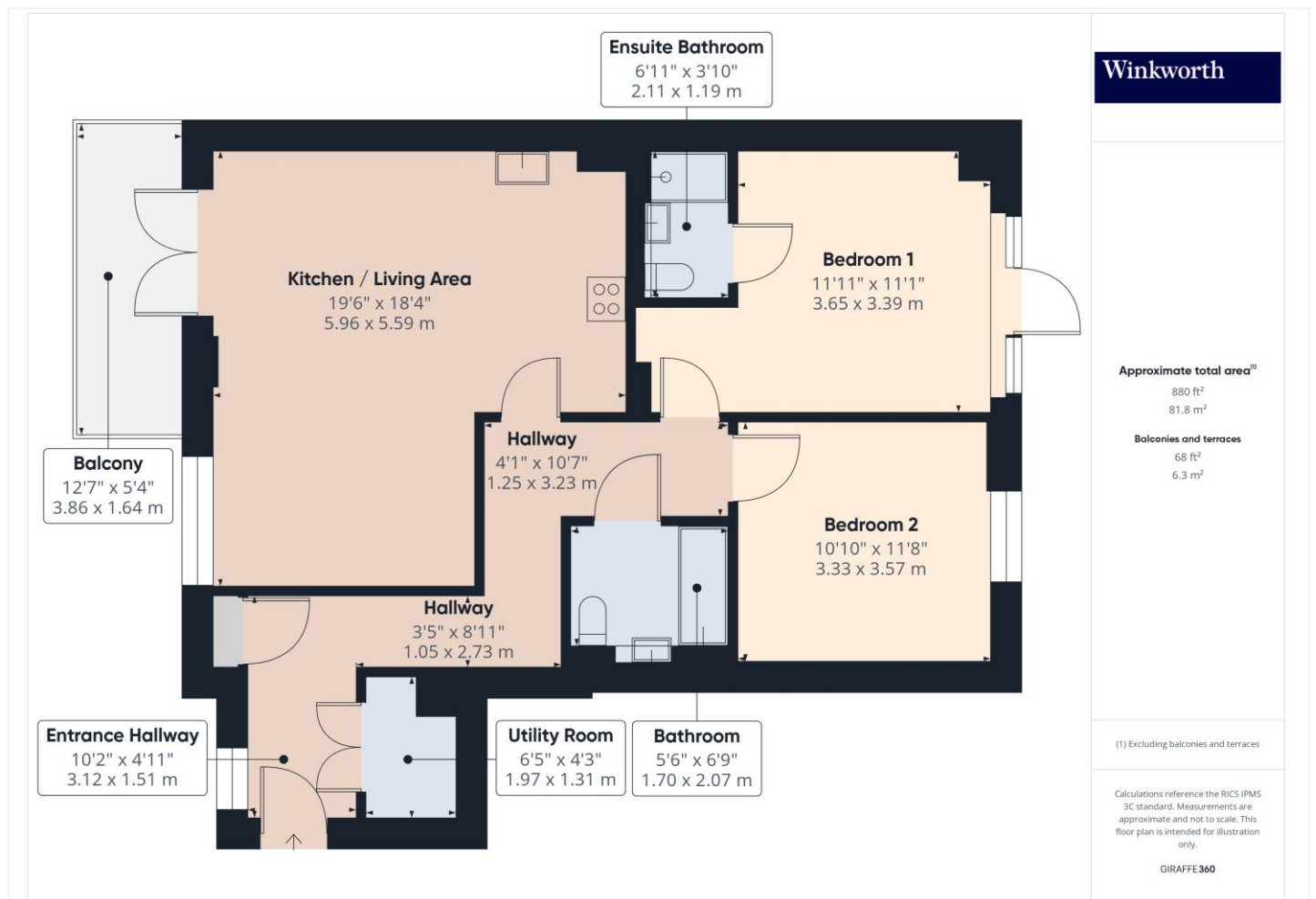
An immaculately presented and spacious two double bedroom, two-bathroom apartment with a balcony and secure underground parking, located on the borders of both Mill Hill and Colindale. This apartment offers excellent connectivity, alongside a peaceful residential setting, perfectly positioned within less than a mile of both Mill Hill Broadway Thameslink station and Colindale Underground station, and easy access to both central London and local amenities. The property has been thoughtfully designed with a sleek, contemporary finish throughout, featuring a stylish fitted open plan kitchen, opening to a bright and generous dining/living area. Full-height doors extend the space onto a south-facing balcony with views over the beautifully maintained communal gardens, perfect for relaxing or entertaining.



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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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

Tenure: Leasehold

Term: 989 Years

Service Charge: £2,880 per annum approx.

Ground Rent: £350 per annum approx.

Council Tax Band: Band C

All figures that are shown were correct at the time of printing.

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