



GAZETTE COURT, OBSERVER CLOSE, COLINDALE, LONDON, NW9

**OFFERS IN THE REGION OF £450,000 LEASEHOLD**

## CHAIN FREE STUNNING TWO BED TWO BATH APARTMENT

- SERVICE CHARGE APPROX £2,300 PER ANNUM
- BUILDING INSURANCE APPROX £740 PER ANNUM
- GROUND RENT APPROX £580 PER ANNUM

Kingsbury | 020 8204 0000 | [kingsbury@winkworth.co.uk](mailto:kingsbury@winkworth.co.uk)

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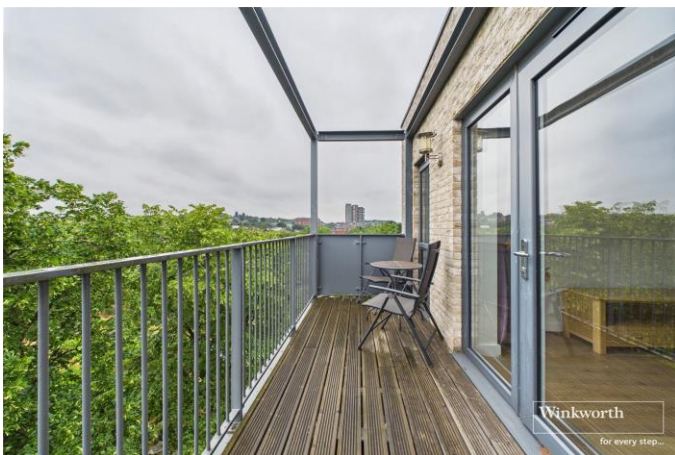
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A beautifully presented two-bedroom top floor apartment with lift access, set within a modern and well-maintained development just moments from Colindale Station (Northern Line). This stylish home features a thoughtfully designed layout, including a bright open-plan living area that opens onto a private balcony, perfect for morning coffee or evening relaxation. The apartment benefits from a long lease, two well-proportioned bedrooms, a sleek modern bathroom as well as an en suite shower room, and ample storage throughout. Further highlights include an allocated residents' parking space with EV charging point access, secure entry system, and landscaped communal areas. An ideal first home or investment in a sought-after location with excellent transport links and local amenities close by. Please note that some images used include CGI for illustrative purposes.

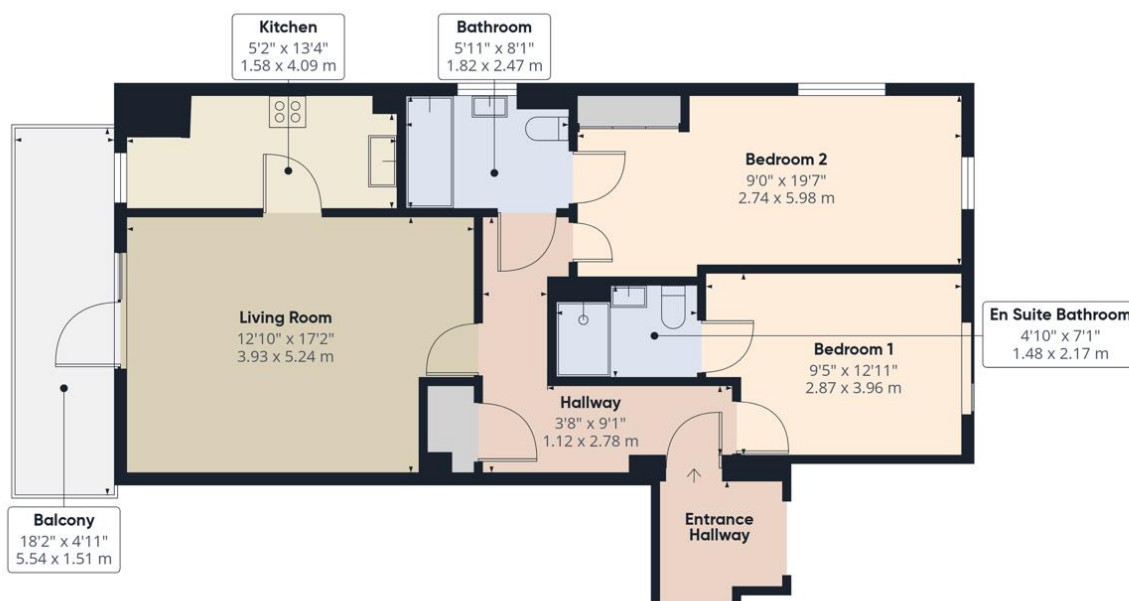


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Approximate total area<sup>(1)</sup>758 ft<sup>2</sup>70.5 m<sup>2</sup>

## Balconies and terraces

89 ft<sup>2</sup>8.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 239 year and 11 months

**Service Charge:** £2300 Approx per annum

**Building Insurance:** Approx £740 per annum

**Ground Rent:** Approx £580 per annum (subject to increase)

**Council Tax Band:** D – Barnet

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

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