



Geneva Court, Rookery Way, NW9

£335,000 *Leasehold*

2  1  1 

An exceptional opportunity to acquire a bright and beautifully maintained two-bedroom apartment situated on the upper floors of the highly desirable Geneva Court development in Colindale, NW9. This apartment offers the perfect blend of modern convenience and a well-connected lifestyle. Accessibility is paramount, with a convenient lift service to all floors, complementing the ease of having your own secure, allocated underground parking space. The property is offered with the significant benefit of an impressively long

KEY FEATURES

- Bright upper-floor two-bedroom apartment
- Secure, allocated underground parking space
- Access to well-maintained communal gardens
- Long lease & Investment potential
- Excellent transport links
- Residents-only gymnasium



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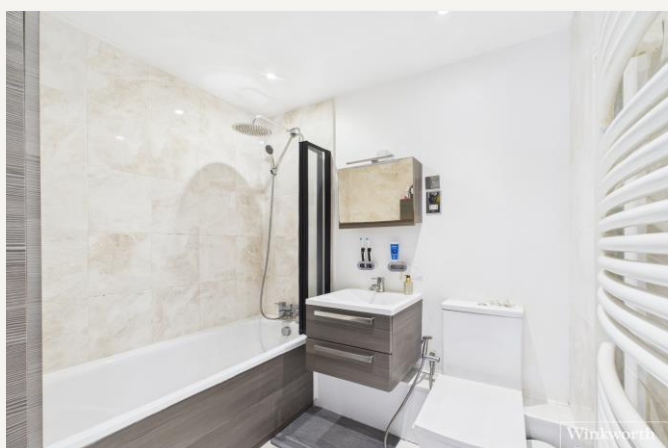


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leasehold, providing peace of mind for the buyer. The accommodation provides two generous bedrooms, ideal for residents or as a smart rental opportunity. Residents of the development may also enjoy access to communal gardens and a residents-only gymnasium. Geneva Court is nestled within the vibrant and increasingly sought-after area of Colindale/West Hendon. This location is renowned for its excellent mix of urban and suburban living, appealing to families, first-time buyers, and professionals alike. The local community boasts a fantastic array of amenities and attractions. Residents can experience London's largest Asian food court, Bang Bang Oriental, or delve into history at the Royal Air Force (RAF) Museum. For relaxation and outdoor activities, there are tranquil green spaces nearby, including Rushgrove Park, Colindale Park, and the beautiful Welsh Harp Reservoir for peaceful walks. For daily necessities, the property is within easy reach of local supermarkets (Sainsbury's, Asda) and a variety of shops and restaurants along Edgware Road.



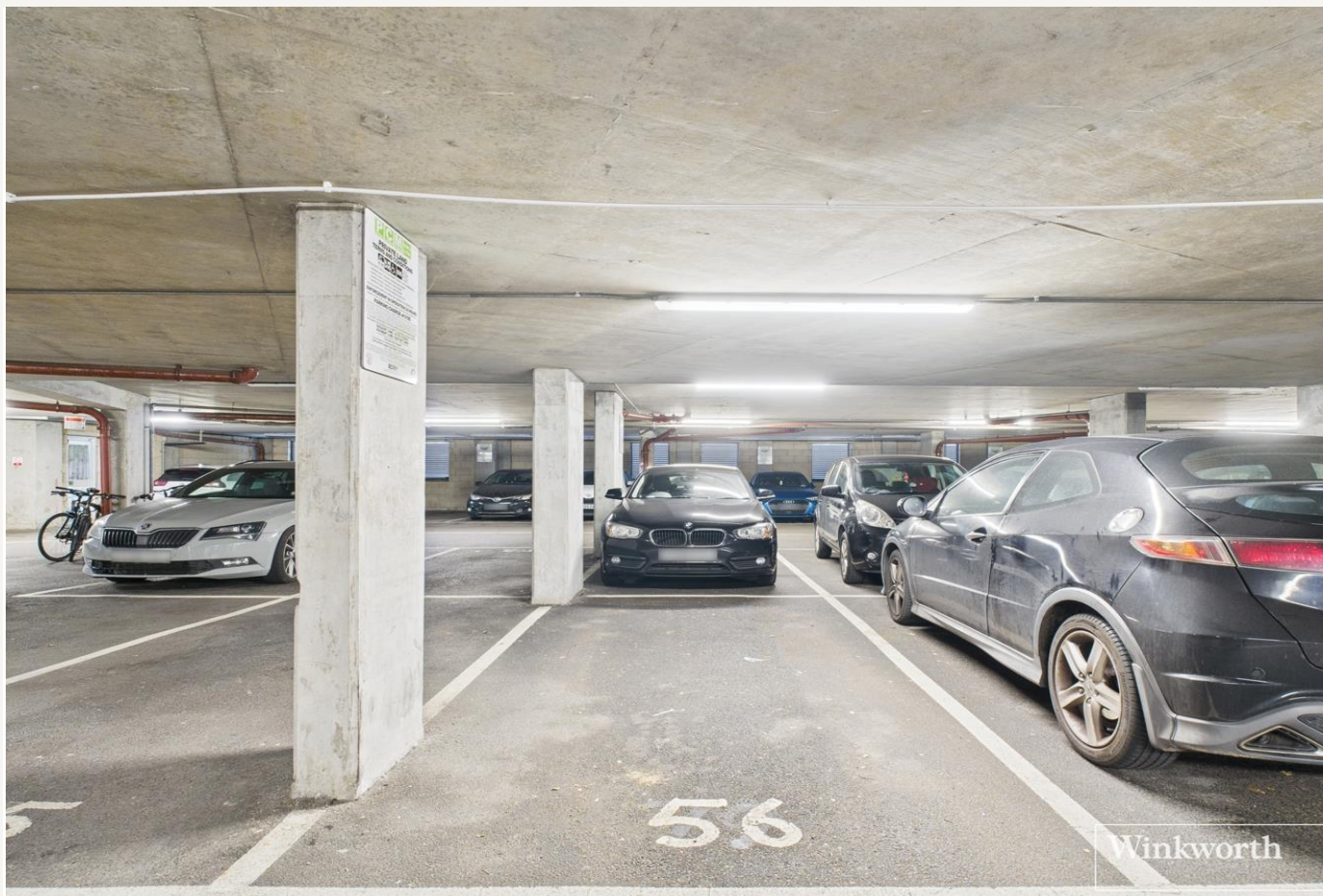
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MATERIAL INFO

Tenure: Leasehold

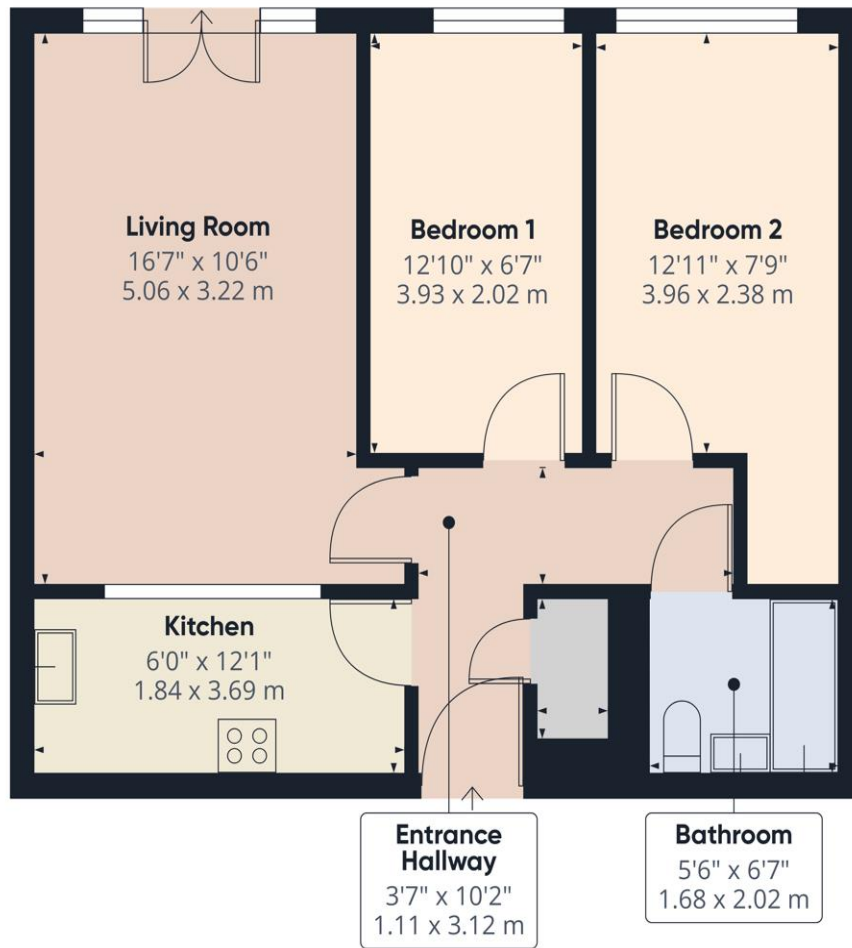
Term: Approx 974 year and 4 months

Service Charge: Approx £3000 per annum

Ground Rent: Approx £300 Annually (subject to increase)

Council Tax Band: Band D

EPC rating: 80c

Approximate total area⁽¹⁾565 ft²
52.5 m²

(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.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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CODE
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<https://www.winkworth.co.uk/sale/property/KBS250627>

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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