



AJAX COURT, COLINDALE AVENUE, LONDON, NW9

**OFFERS IN EXCESS OF £340,000 - LEASEHOLD APPROX 88 YEARS REMAINING**

## TWO BEDROOM FIRST FLOOR MAISONETTE WITH PRIVATE GARDEN

- GROUND RENT APPROX £75 PER ANNUM
- BUILDINGS INSURANCE APPROX £930 PER ANNUM

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**DESCRIPTION:** Just a stone's throw from the heart of Colindale, this well-presented two-bedroom first-floor maisonette offers a fantastic opportunity for first-time buyers and buy-to-let investors alike. This clean and neutral blank canvas features two generous double bedrooms, a bright and airy reception room, and a modern fitted kitchen. The property also benefits from a private garden, providing a perfect outdoor retreat. With Colindale Station (Northern Line) a couple of minutes' walk away, this home offers excellent transport links ideal for commuters. Don't miss out on this fantastic opportunity—contact us today to arrange a viewing!



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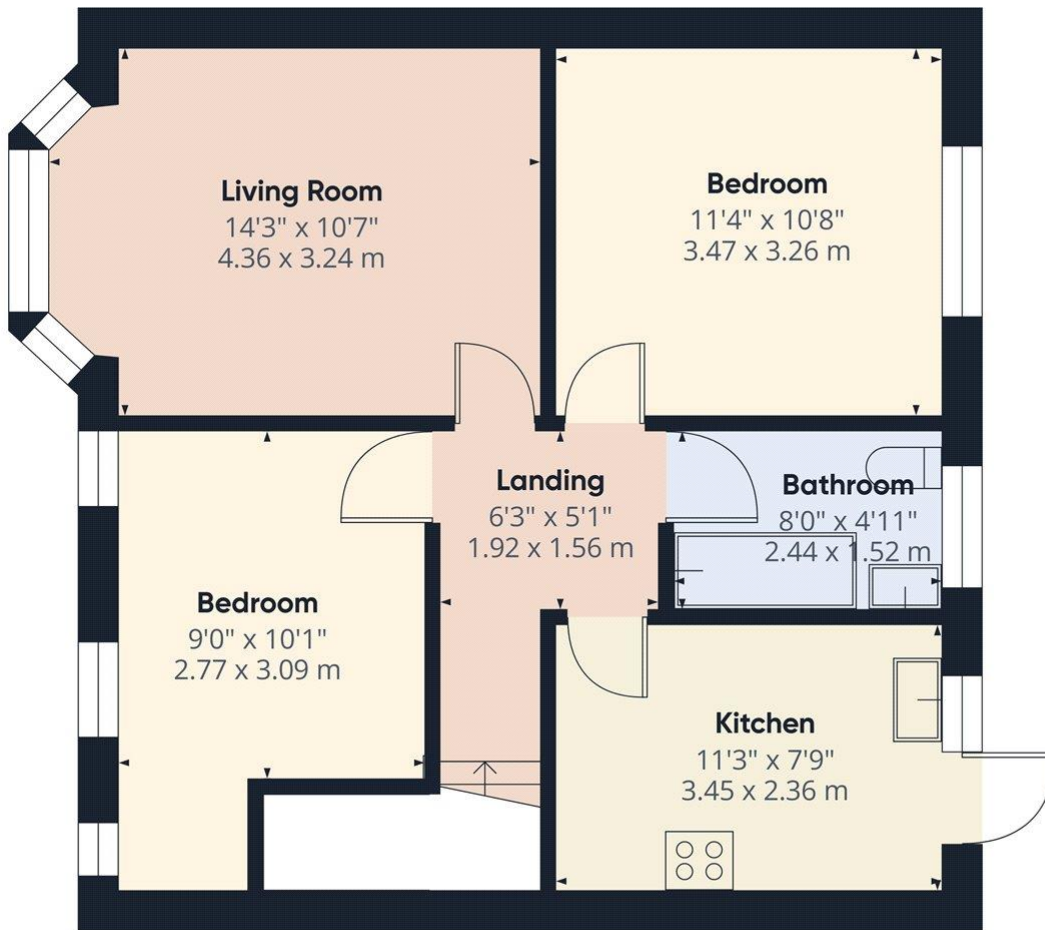
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Floor 1

**Approximate total area<sup>(1)</sup>**  
542.94 ft<sup>2</sup>  
50.44 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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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		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 88 year and 11 months

**Buildings Insurance:** £930 Per Annum Approx

**Ground Rent:** £75 Per Annum Approx (subject to increase)

**Council Tax Band:** C – Barnet

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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