



- CHAIN FREE
- TWO BATHROOMS
- PRIVATE BALCONY
- SECURE UNDERGROUND PARKING
- LONG LEASE, LOW HASSLE
- EXCELLENT TRANSPORT LINKS

EDGWARE ROAD, COLINDALE, NW9
OFFERS OVER £450,000 LEASEHOLD

CHAIN FREE LUXURY FOURTH FLOOR APARTMENT WITH SECURE PARKING AND LONG LEASE

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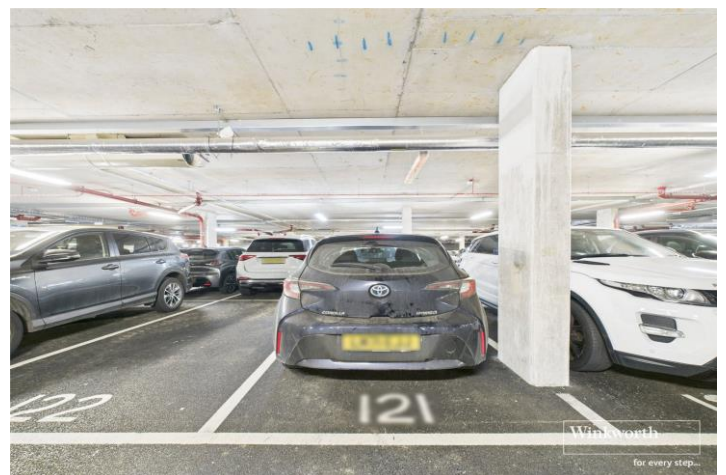
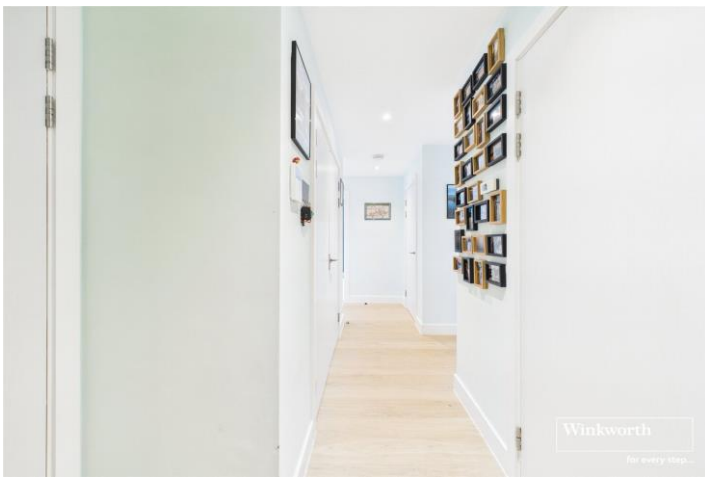


Discover modern urban living at its finest with this immaculate two-bedroom, two-bathroom apartment, perfectly situated on the fourth floor of a sought-after development in the heart of Colindale, NW9. This stylish home is chain free and offers a superb blend of contemporary design, comfort, and convenience, making it an ideal choice for professionals, couples, or a small family. The property also benefits from a very long lease, providing peace of mind and long-term security for the new owner. Upon entering, you are welcomed into a bright and spacious hallway that sets the tone for the rest of the apartment. Immediately as you enter is a large family bathroom. Then you are led into the open plan living and dining area, a fantastic space for relaxing and entertaining. The apartment is filled with natural light thanks to floor-to-ceiling windows, and the modern kitchen, finished to a high standard, is equipped with integrated appliances. A door from the main living area opens onto the private balcony, a tranquil outdoor space where you can enjoy your morning coffee or evening drink.



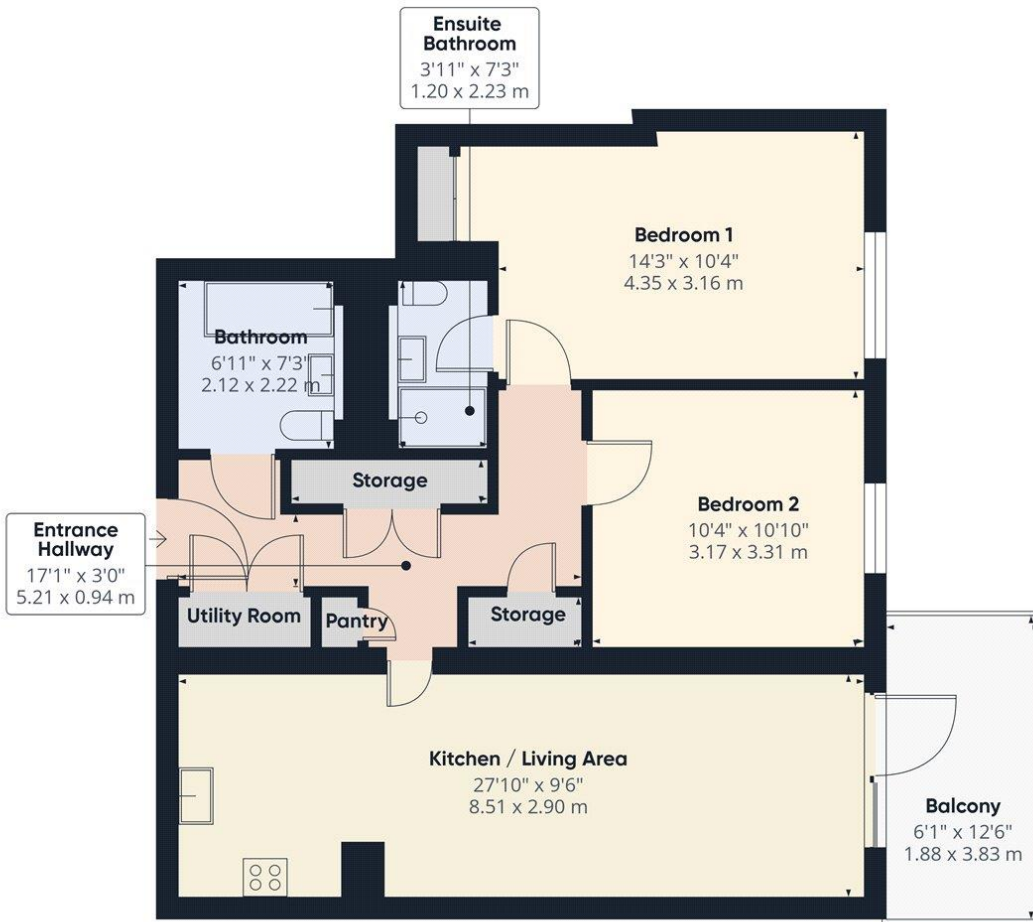
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Approximate total area⁽¹⁾
762 ft²
70.8 m²

Balconies and terraces
76 ft²
7.1 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

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	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: Approx 239 year and 0 months

Service Charge: Approx £4200 per annum

Ground Rent: Approx £375 Annually (subject to increase)

Council Tax Band: Band D

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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