

TROBRIDGE PARADE, GRAHAME PARK WAY, COLINDALE, LONDON, NW9

**£600,000 LEASEHOLD APPROX 147 YEARS REMAINING**

**THREE BEDROOM**

**BEAUTIFUL APARTMENT IN COLINDALE**

- GROUND RENT APPROX £400 PER ANNUM
- SERVICE CHARGE APPROX £4,397 PER ANNUM INCLUSIVE OF HEATING & HOT WATER

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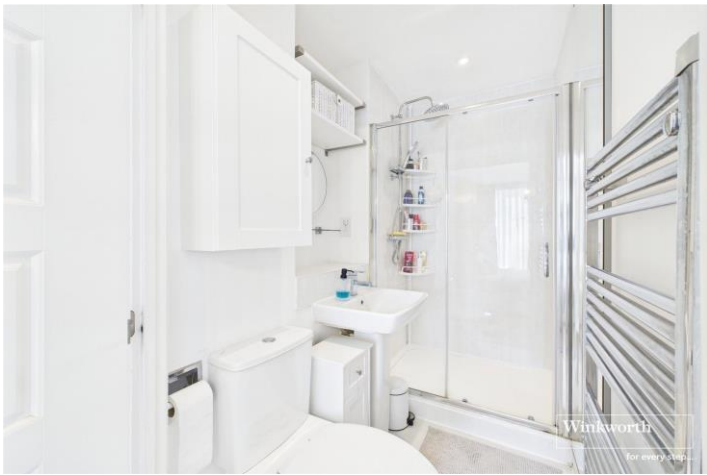


Ideal for first-time buyers or those looking to upsize, this beautifully presented three-bedroom, two-bathroom apartment is set within a modern, well-maintained development just moments from Colindale Station and the RAF Museum. The property boasts a bright and spacious open plan living and dining area, a sleek, fully fitted kitchen, and two contemporary bathrooms, including an en-suite to the master bedroom. All three bedrooms are generously sized, offering excellent natural light and comfortable living. Further benefits include a private balcony perfect for relaxing or entertaining, lift access, allocated parking, and a long lease. The apartment is in immaculate condition throughout and enjoys excellent transport connections via the Northern Line, with easy access to local shops, cafes, schools, and green spaces. This is a fantastic opportunity to step onto the property ladder or move into a stylish, turnkey home in a thriving North London location.



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**Approximate total area<sup>(1)</sup>**939 ft<sup>2</sup>  
87.2 m<sup>2</sup>**Balconies and terraces**66 ft<sup>2</sup>  
6.1 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.

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:** 147 years**Service Charge:** £4396.64 per annum**Ground Rent:** £ 400 per annum (subject to increase)**Council Tax Band:** C - Barnet

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

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