



- TWO DOUBLE BEDROOMS
- TWO ALLOCATED PARKING SPACES
- ESW1 CERTIFICATE AVAILABLE
- FIRST FLOOR WITH LIFT
- WELL LOCATED CLOSE TO TU
- AMAZING BUY TO LET OR FIRST TIME BUY
- CHAIN FREE WITH LONGE LEASE – 113 YEARS

FROST COURT, COLINDALE, LONDON, NW9

**£375,000 LEASEHOLD**

## TWO BEDROOM SPACIOUS STARTER HOME

**Tenure:** Leasehold

**Term:** Approx 113 year and 1 months

**Service Charge:** Approx £1800 per annum

**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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## DESCRIPTION:

A well-presented two-bedroom apartment nestled within a purpose-built block well located in Colindale. The property features a modern fitted kitchen, two generously sized double bedrooms, a spacious fully fitted bathroom adorned with contemporary fixtures, and access to communal gardens. Convenience is key with the inclusion of two allocated parking spaces and proximity to Colindale tube station, mere moments away by foot. Surrounded by a vibrant array of shops and cafes, this residence offers the epitome of modern living in a popular local area. Chain free.



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**Frost Court, NW9**  
**Approx. Gross Internal Floor Area 662 sq. ft / 61.48 sq. m**



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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