



PENN COURT, COLINDALE AVENUE, COLINDALE, LONDON, NW9
OFFERS IN EXCESS OF £350,000 LEASEHOLD APPROX 946 YEARS REMAINING
CHAIN FREE TWO BEDROOM GROUND FLOOR
MAISONETTE IN A PRIME LOCATION

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DESCRIPTION: Situated in the heart of Colindale, just a short walk from Colindale Station (Northern Line), this two-bedroom ground floor maisonette offers a great opportunity for first-time buyers or investors alike. The property features two well-proportioned bedrooms, a modern bathroom, and an equipped kitchen. The interior is a blank canvas, ready for you to make it their own. Additional benefits include a long lease and a communal garden area. Located in a popular neighbourhood, this property is perfectly positioned for local shops, amenities, and transport links, making it an ideal base for commuters. An internal viewing is advised.



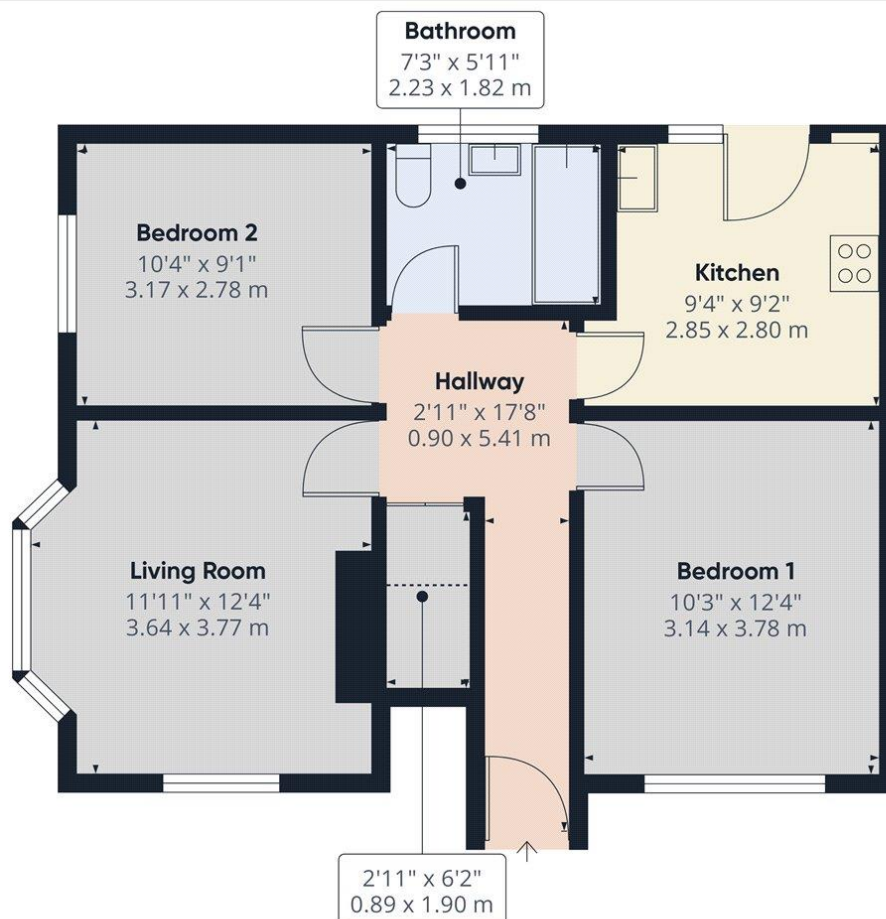
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Approximate total area⁽¹⁾

593 ft²
55.2 m²

Reduced headroom

10 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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		
69-80	C		
55-68	D	65 D	76 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 946 year and 5 months

Council Tax Band: C

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

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