

- MODERN DEVELOPMENT
- TWO DOUBLE SIZED BEDROOMS
- UPPER FLOOR WITH LIFT
- VERY LONG LEASE
- EXCELLENT TRANSPORT
- SECURE BUILDING

EAST DRIVE, COLINDALE NW9

£445,000 LEASEHOLD

SLEEK TWO-BEDROOM FLAT IN PRIME NW9 LOCATION WITH A BALCONY

Tenure: Leasehold

Term: Approx 979 years

Service Charge: Approx £3960 per annum

Ground Rent: Approx £350 Annually (subject to increase)

Council Tax 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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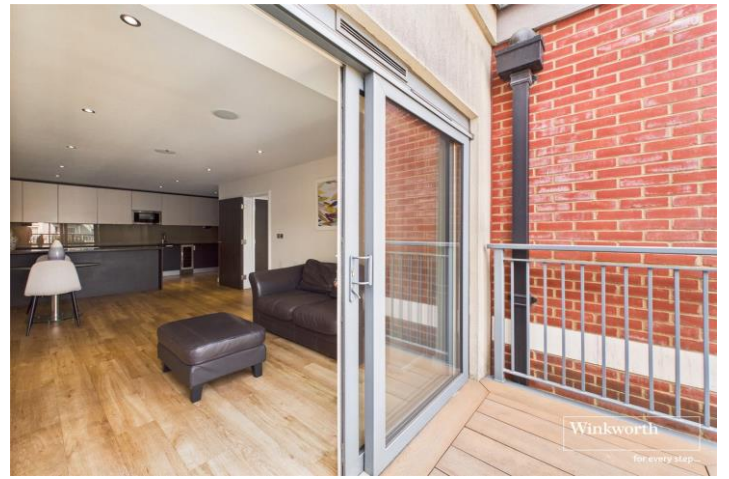
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DESCRIPTION:

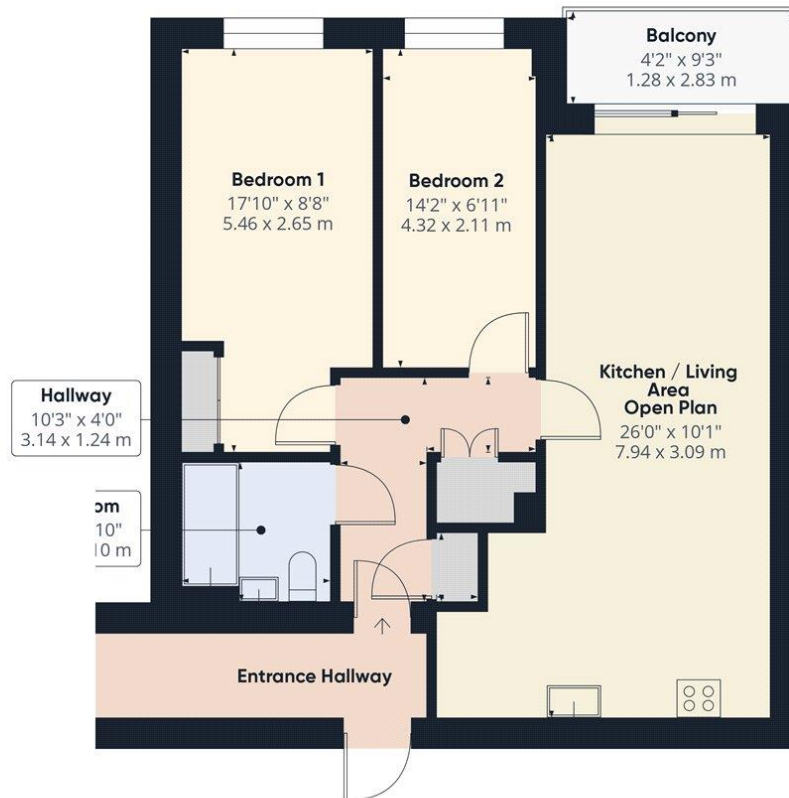
This beautifully presented two-bedroom apartment is set within a well-maintained modern development on the popular Aerodrome Road, in the heart of Colindale, North west London. Situated on the upper floors and accessible via a passenger lift, the apartment offers a stylish and practical living space ideal for first-time buyers, young professionals, or investors seeking a high-demand location. Upon entering, you're welcomed by a spacious hallway leading into a bright and airy open plan living and dining area, designed for modern living. The space is complemented by a high-spec, fully integrated kitchen, featuring sleek cabinetry, built-in appliances, and ample worktop space – perfect for cooking, entertaining, or relaxing after a busy day.





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Approximate total area⁽¹⁾

667 ft²
62 m²

Balconies and terraces

39 ft²
3.6 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.

GIRAFFE 360

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	77 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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