

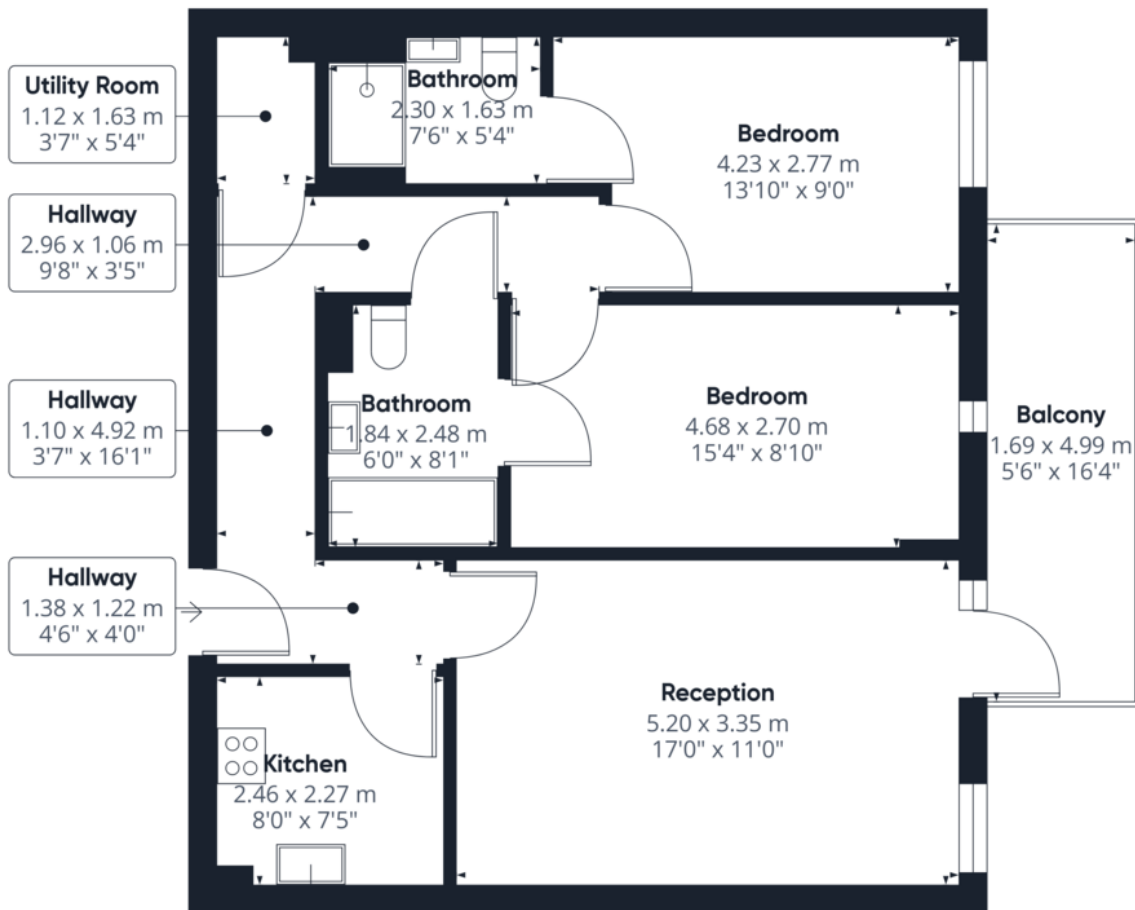


## Guardian Avenue, London

### OIEO £425,000 Leasehold

Mile Estates are pleased to offer this highly sought after two bedroom flat for sale. The property consists of two double bedrooms, two bathrooms (one being En-suite), a large reception room and a separate fully fitted kitchen. The property also benefits from a large balcony and a secure allocated parking space. Located in the highly sought after Edition development right opposite from Colindale Tube station and local shops and amenities. MUST BE SEEN. EPC RATING B

- Two Bedroom Apartment
- Two bathrooms (one en-suite)
- Separate Fully Fitted Kitchen
- Private Balcony
- Secure gated parking
- OPPOSITE STATION
- Great Condition
- EPC RATING B
- MUST BE SEEN



**Approximate total area<sup>(1)</sup>**

66.47 m<sup>2</sup>

715.46 ft<sup>2</sup>

**Balconies and terraces**

8.39 m<sup>2</sup>

90.31 ft<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.

GIRAFFE 360

**MONEY LAUNDERING REGULATIONS 2003:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.