



Lanacre Avenue, Colindale, London NW9

£1,850 pcm %tenure%

*** Sole Agents ***

A delightful TWO BEDROOM apartment set on the FIRST FLOOR of this MODERN block located on Lanacre Avenue. The property comprises of TWO DOUBLE BEDROOMS, RECEPTION room with SEPARATE kitchen, MODERN BATHROOM, BALCONY and ALOCATED PARKING SPACE. Lanacre Avenue is ideally located within easy walking distance of COLINDALE and BURNT OAK (Northern Line) STATION, BUS routes and shops. Available end of January
EPC Rating: B

- TWO DOUBLE BEDROOMS
- LARGE RECEPTION
- SEPARATE KITCHEN
- ALOCATED PARKING SPACE
- BALCONY
- MODERN BATHROOM
- EXCELLENT CONDITION
- WALKING DISTANCE TO STATIONS
- CLOSE TO LOCAL SHOPS
- AVAILABLE end of January



— First Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property
63.92 sqm / 688.03 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
60.90 sqm / 655.52 sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
4.32 sqm / 46.50 sqft



RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft