









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
- ALLOCATED PARKING SPACE
- BALCONY

- MODERN BATHROOM
- EXCELLENT CONDITION
- WALKING DISTANCE TO STATIONS
- CLOSE TO LOCAL SHOPS
- AVAILABLE end of January

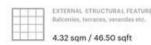
CAPTURE DATE 16/06/2021 LASER SCAN POINTS 4,566,527

zK BALCONY 3.19m x 2.43m (10'6 x 8'0) RECEPTION 5.59m x 3.73m (18'4 x 12'3) KITCHEN BEDROOM 2 3.65m x 2.41m 3.92m x 3.34m (12'0 x 7'11) (12'10 x 10'11) MAIN BEDROOM 4.27m x 3.53m (14'0 x 11'7)





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





RESTRICTED HEAD HEIGHT Limited use area under 1.5 m

0.00 sqm / 0.00 sqft

4"4

Spec Verified floor plans are produced in accordance with

IPMS 38 RESIDENTIAL 69.99 sqm / 753.37 sqft

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,

- First Floor

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.

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.