



 **2**
Bedrooms

 **1**
Bathroom



Warren Bradley Estates are delighted to offer for sale as the vendors sole agent this two bedroom purpose built apartment which is located within the 'Bird Development' Colindale.

The property is located on the second floor and benefits from a large lounge with Juliet balcony, two spacious bedrooms, fitted kitchen, tiled bathroom, access to loft space, allocated parking, intercom system, double glazing and gas central heating. Another benefit of this property is the fact it has a large loft accessed via the hallway.

Located just a short walk to Colindale tube station and other local amenities including shops, restaurants and transport links.

Hall 1.20m x 3.44m (3' 11" x 11' 3")

Reception 4.60m x 4.11m (15' 1" x 13' 6")

Kitchen 2.70m x 2.45m (8' 10" x 8')

Bedroom 1 3.12m x 3.10m (10' 3" x 10' 2")

Bedroom 2 3.44m x 1.64m (11' 3" x 5' 5")

Bathroom 2.45m x 1.80m (8' x 5' 11")

Parking

Allocated parking within the residents car park.

Leasehold

90 Years unexpired term (As advised by the Vendor)

Service Charge

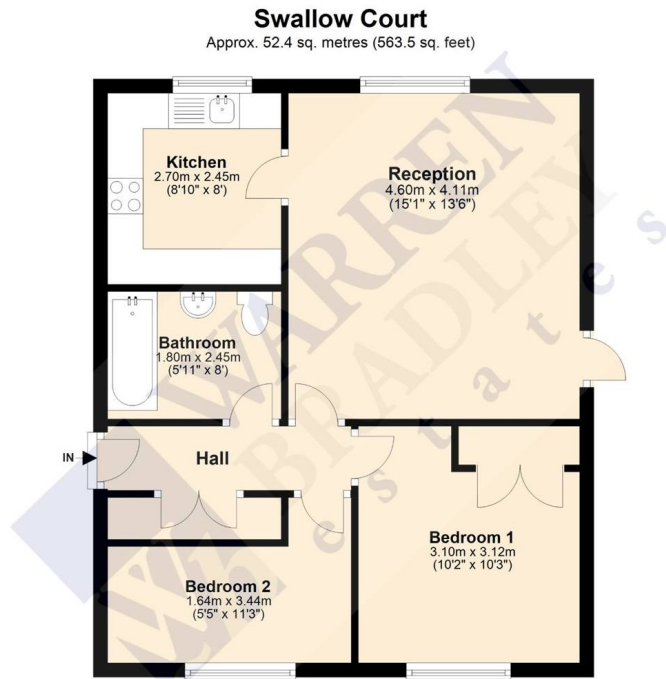
£1809.00 Per Annum (As advised by Vendor)

Building Insurance

£476.82 Per Annum (As advised by Vendor)

Ground Rent

£143.27 Per Annum (As advised by the Vendor)



Total area: approx. 52.4 sq. metres (563.5 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy rating.

