



Asking Price £299,950  
Acklington Drive, Colindale



1

Bedroom



1

Bathroom

211 Edgware Rd, London, NW9 6LP |  
[colindale@warrenbradleyestates.co.uk](mailto:colindale@warrenbradleyestates.co.uk)

020 8200 7007





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Acklington Drive, Colindale





Warren Bradley Estates are delighted to offer for sale this well presented one bedroom 4th floor apartment which benefits from a spacious reception room and open-plan kitchen, complete with laminated wooden flooring and direct access to the private balcony. A fully tiled bathroom, double glazing, gas central heating, ample storage space, a lift and video entry phone system.

Externally residents benefit from a parking permit system and well maintained communal grounds.

Located in this modern development just off Lanacre Avenue, opposite open space and close to all local amenities including transport links, shops and restaurants.

With a long lease remaining and being offered chain free, this property is ideal for first time buyers and rental investors.

**Hall** 2.00m x 1.20m (6' 7" x 3' 11")

**Reception/Kitchen** 7.60m x 6.20m (24' 11" x 20' 4")

**Bedroom 1** 4.90m x 3.70m (16' 1" x 12' 2")

**Bathroom** 2.00m x 2.00m (6' 7" x 6' 7")

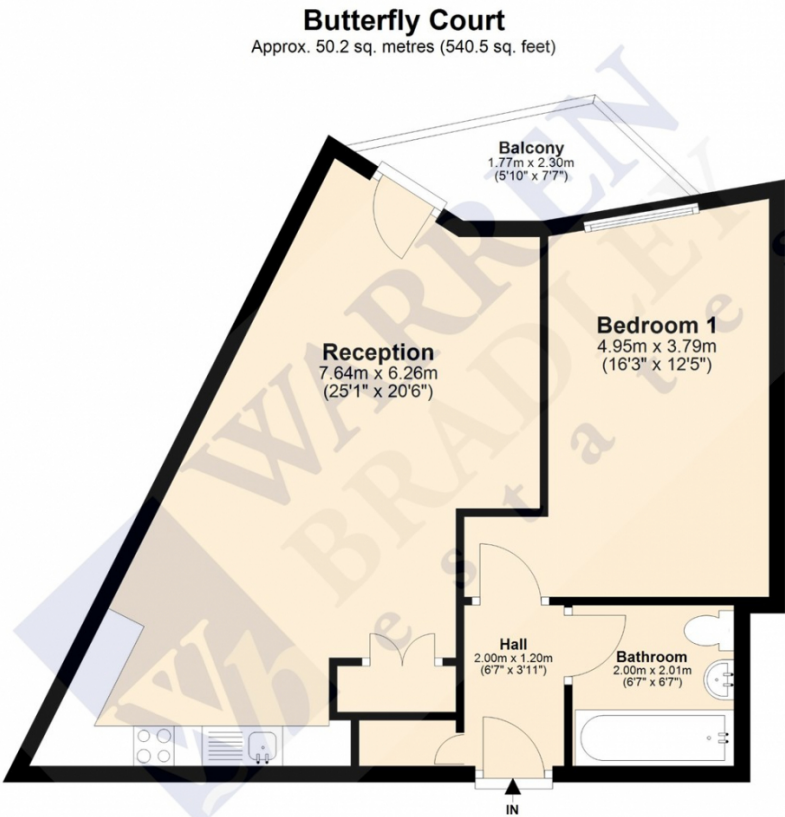
**Balcony** 2.30m x 1.70m (7' 7" x 5' 7")

**Leasehold**  
250 Years from 2011, (236 Years Remaining) - As advised by the Vendor

**Service Charge**  
£2500.00 Per Annum - As advised by the Vendor

**Ground Rent**  
£250.00 Per Annum - As advised by the Vendor

**Parking**  
Residents Permit Car Park



Total area: approx. 50.2 sq. metres (540.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 16 Acklington Drive, NW9

