



Asking Price £324,950  
Chalfont Court, Colindale



2

Bedrooms



1

Bathroom

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

020 8200 7007



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Warren Bradley Estates are delighted to offer for sale this two bedroom ground floor maisonette with its own private garden.

The property benefits from a large reception room, two bedrooms, fitted kitchen, tiled bathroom, gas central heating and double glazing. Externally the property benefits from a large garden with decking.

Offered with a long remaining lease (115 years) and low out goings the property is ideal for first time buyers and rental investors alike.

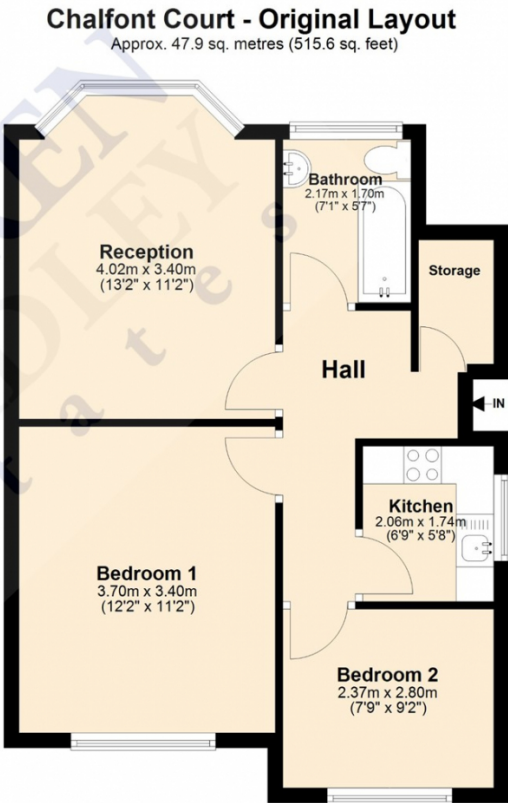
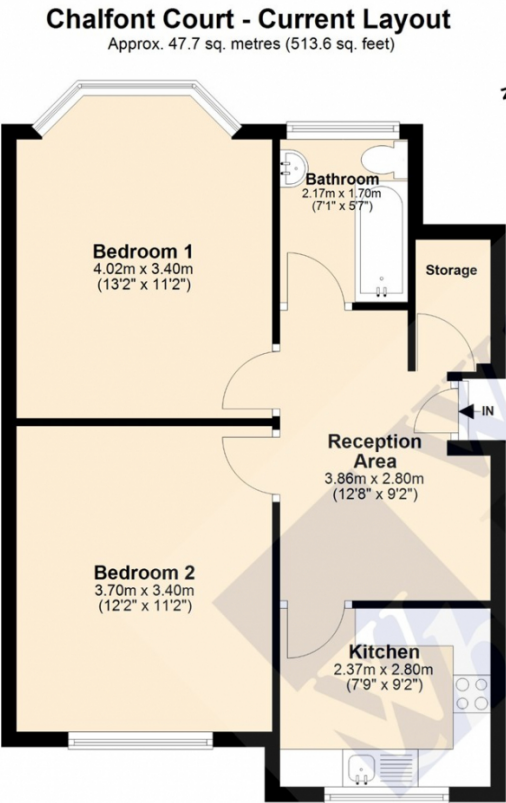
Offered chain free.

**Lease**

125 Years from 2016 (116 Years Remaining) - As advised by the Vendor.

**Ground Rent and Service Charge**

£500 P/A - As advised by the Vendor.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Colindeep Lane, NW9 6DY

