



**BUMBLEBEE**  
SALES & LETTINGS

Offers in excess of £180,000  
Pasteur Close, Colindale, NW9



 **0**  
Bedroom

 **1**  
Bathroom

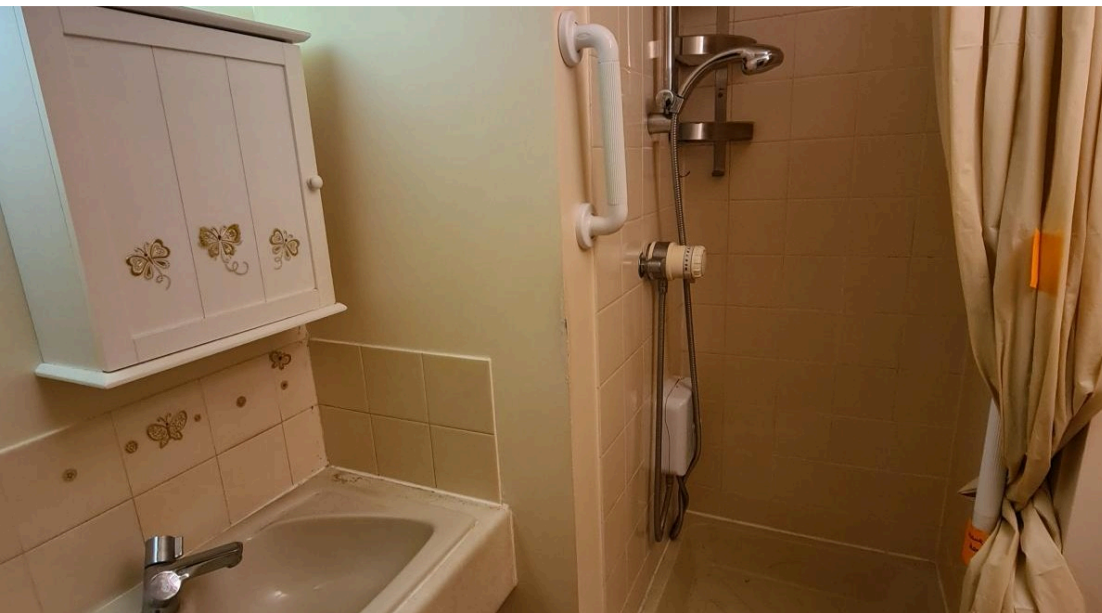
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Bumblebee are pleased to offer this first floor "STUDIO" flat situated within a purpose built block in Colindale which is in need of minor refurbishment and comes with its own allocated parking space. The property features a separate kitchen with through lounge with built-in air conditioning, shower room and an external storage cupboard. Ideally located within just a short walk from Colindale underground tube station (Northern Line) and several bus routes. The property will make an ideal purchase for a first time buyer or a buy to let investment. Close to local shops, gyms, supermarkets and other facilities are all nearby. Flat comes with a low monthly management charge £115.99 and 179 years remaining on the lease.

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As this is a leasehold property you are likely to be responsible for management charges and ground rent. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase.

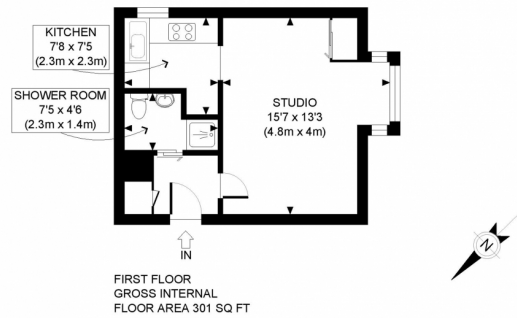
### **Disclaimer**

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information.



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APPROX. GROSS INTERNAL FLOOR AREA: 301 SQ FT/ 28 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

