



## Advertiser Court, 2 Telegraph Avenue , London, NW9 4BL £2,850 Per month

Nestled in the vibrant area of Colindale, this modern three-bedroom apartment on Telegraph Avenue offers a perfect blend of comfort and convenience. Spanning an impressive 990 square feet, this fifth-floor residence is designed to cater to contemporary living.

Upon entering, you are greeted by a spacious living room that provides an inviting atmosphere, ideal for both relaxation and entertaining. The room seamlessly flows into a private balcony, where you can enjoy fresh air and views of the surrounding area. The apartment boasts three well-proportioned bedrooms, ensuring ample space for family or guests. With two bathrooms, morning routines are made easy and efficient.

Built in 2017, this property benefits from modern fixtures and fittings, ensuring a stylish and functional living space. The building is equipped with a lift, providing easy access to the apartment, and includes the added convenience of underground parking, a rare find in London.

This apartment is available for immediate occupancy, making it an excellent opportunity for those looking to settle in a thriving community. With its prime location and thoughtful design, this property is sure to appeal to families and professionals alike. Don't miss the chance to make this delightful flat your new home.

### Viewing

Please contact us on 020 3198 4517 if you wish to arrange a viewing appointment for this property or require further information.

- 3 Bedrooms
- 2 bathrooms
- 5th floor
- Private Balcony
- Secure Development with Lift
- 2 Minutes walk from Colidale Station
- Available now



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85	85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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