



## 46 Ham Court Hazel Close, London, NW9 5GB

We are delighted to bring to market this well presented three bedroom family home, ideally located just moments from Colindale Station.

The ground floor features a welcoming porch leading into a generous lounge/dining area, a well equipped kitchen and a convenient cloakroom.

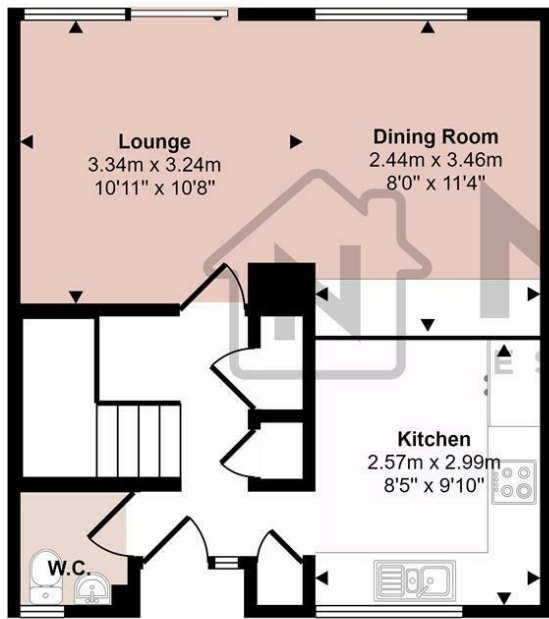
Upstairs, the first floor offers three well proportioned bedrooms, a family bathroom, and additional storage space. This spacious property also benefits from a low maintenance private rear garden and resident's parking.

Perfectly positioned within walking distance of both primary and secondary schools, local shops, supermarkets, and excellent transport links via the Northern Line at Colindale station, this home is ideal for a family looking to make it their long term home.

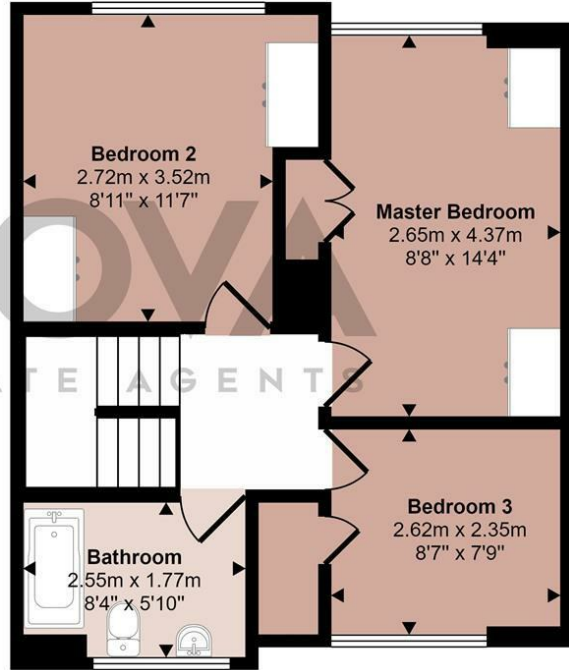
£2,500 Per month

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Three Bedroom Home
- Open Plan Living
- Fully Furnished
- Available Early June
- Resident's Parking
- Guest Cloakroom
- Walking Distance to Colindale Station

Approx Gross Internal Area  
82 sq m / 888 sq ft



Ground Floor  
Approx 39 sq m / 421 sq ft



First Floor  
Approx 43 sq m / 467 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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