



Pearl & Chance

Ledger Court, 6 Chronicle Avenue, NW9

£500,000

Ledger Court, London, NW9

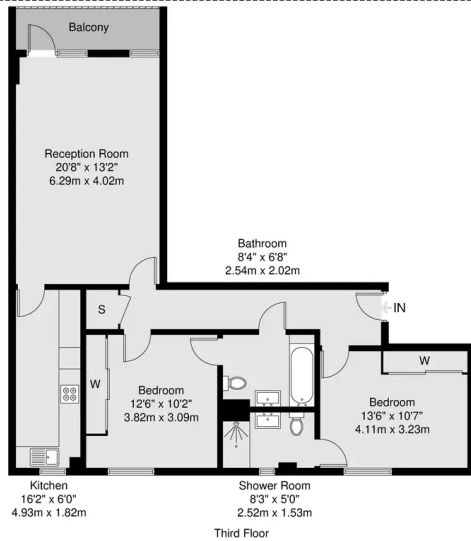
Nestled in a highly sought-after development. This exceptional 2-bedroom apartment is an ideal pick for first-time buyers or buy-to-let investors, offering convenience in an excellent location. Move-in ready, it features a long lease, a generous 20ft reception room, and notable upgrades, especially in the well-appointed kitchen. Two spacious double bedrooms come with built-in wardrobes, complemented by a modern Jack and Jill family bathroom and an en-suite to the main bedroom. A private balcony which affords views over Colindale Park and the high EPC rating underscores the apartment's balance between stylish design and energy efficiency. Boasting secured parking and its proximity to Colindale Tube station, makes for an effortless commute, adding significant appeal to those in search of a home that's both practical and refined.

Council Tax band: D

- Long Lease
- Two Double Bedrooms
- Jack and Jill Bathroom
- En-Suite
- Close to Colindale Tube
- Built-in Wardrobes
- Good EPC Rating
- Private Balcony
- Secure Parking







GROSS INTERNAL AREA (GIA)
The footprint of the property
83.8 sq m / 902 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
3.9sq m / 42 sq ft


EXTERNAL STRUCTURAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
4.6 sq m / 49 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
0.0sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



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IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.