

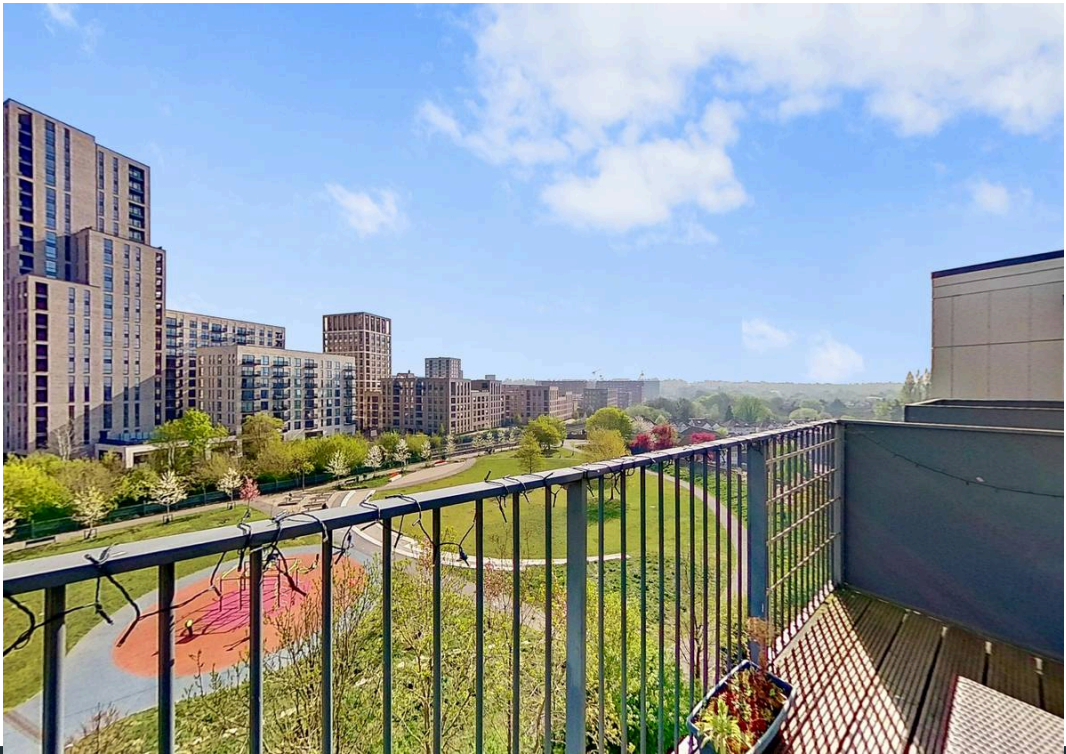


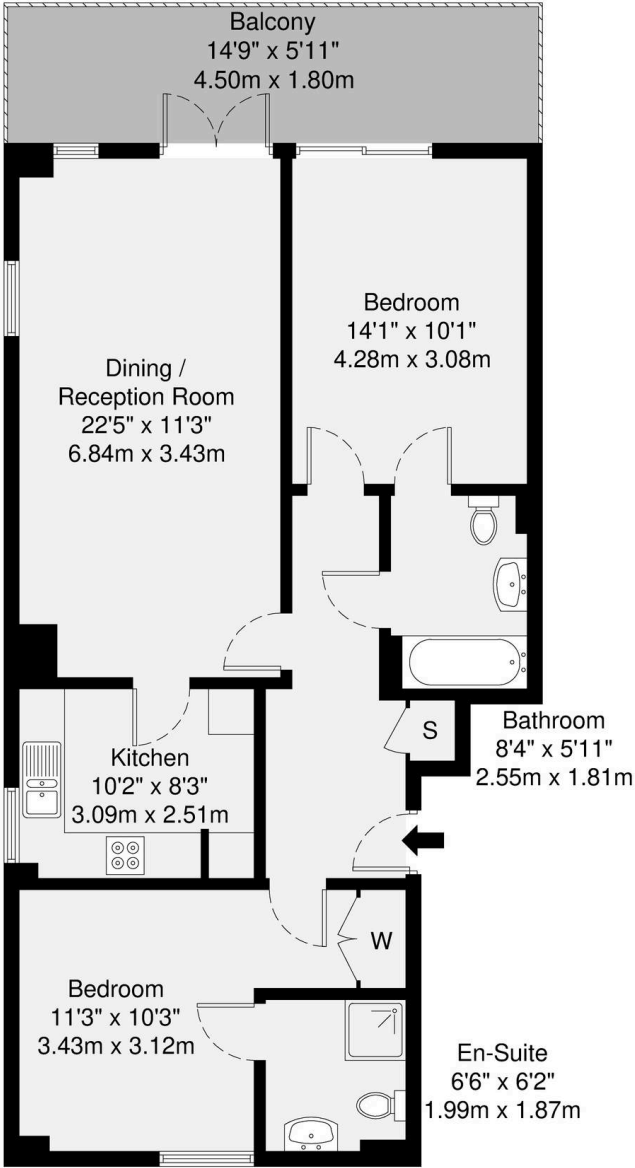
Pearl & Chance

Ledger Court, Chronicle Avenue, NW9  
£500,000

Located on the top floor of a highly sought-after modern development, this spacious two-bedroom, two-bathroom apartment offers 846 square feet of well-planned living space with excellent natural light throughout. The dual-aspect living room provides generous space for dining and everyday living and opens onto a south facing private balcony with far-reaching views. The separate kitchen is modern and well-finished, complete with integrated appliances. Both bedrooms are spacious doubles. One features a contemporary en-suite shower room, while the second is served by a stylish Jack and Jill bathroom, offering direct access from both the bedroom and hallway. The property holds an EPC rating of B, indicating strong energy performance which helps reduce running costs and appeals to both homeowners and investors looking for a well-insulated, low-maintenance home. Additional benefits include a long lease, lift access, and secure underground parking. Well located for Colindale Tube Station and nearby green spaces, this apartment represents an excellent opportunity for buyers seeking a high-quality home in a well-connected and rapidly developing area.





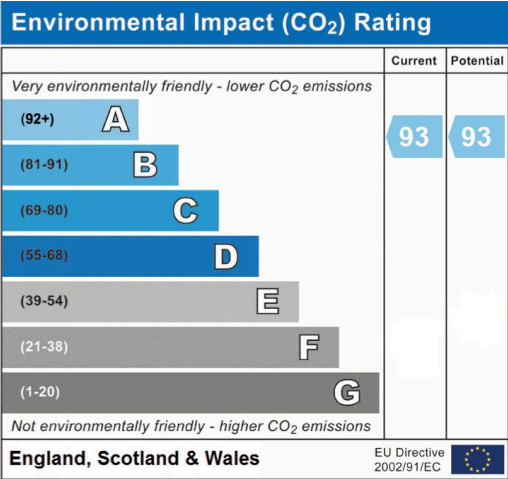
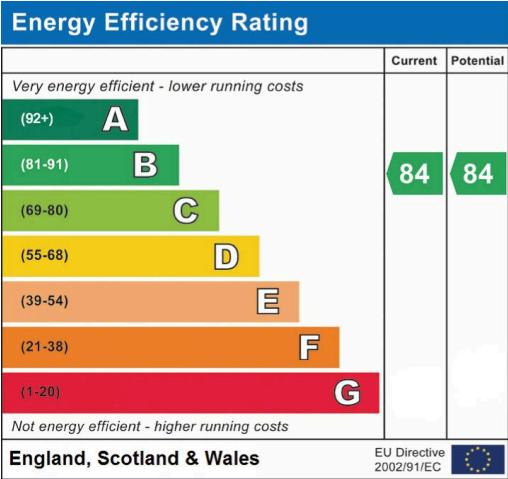


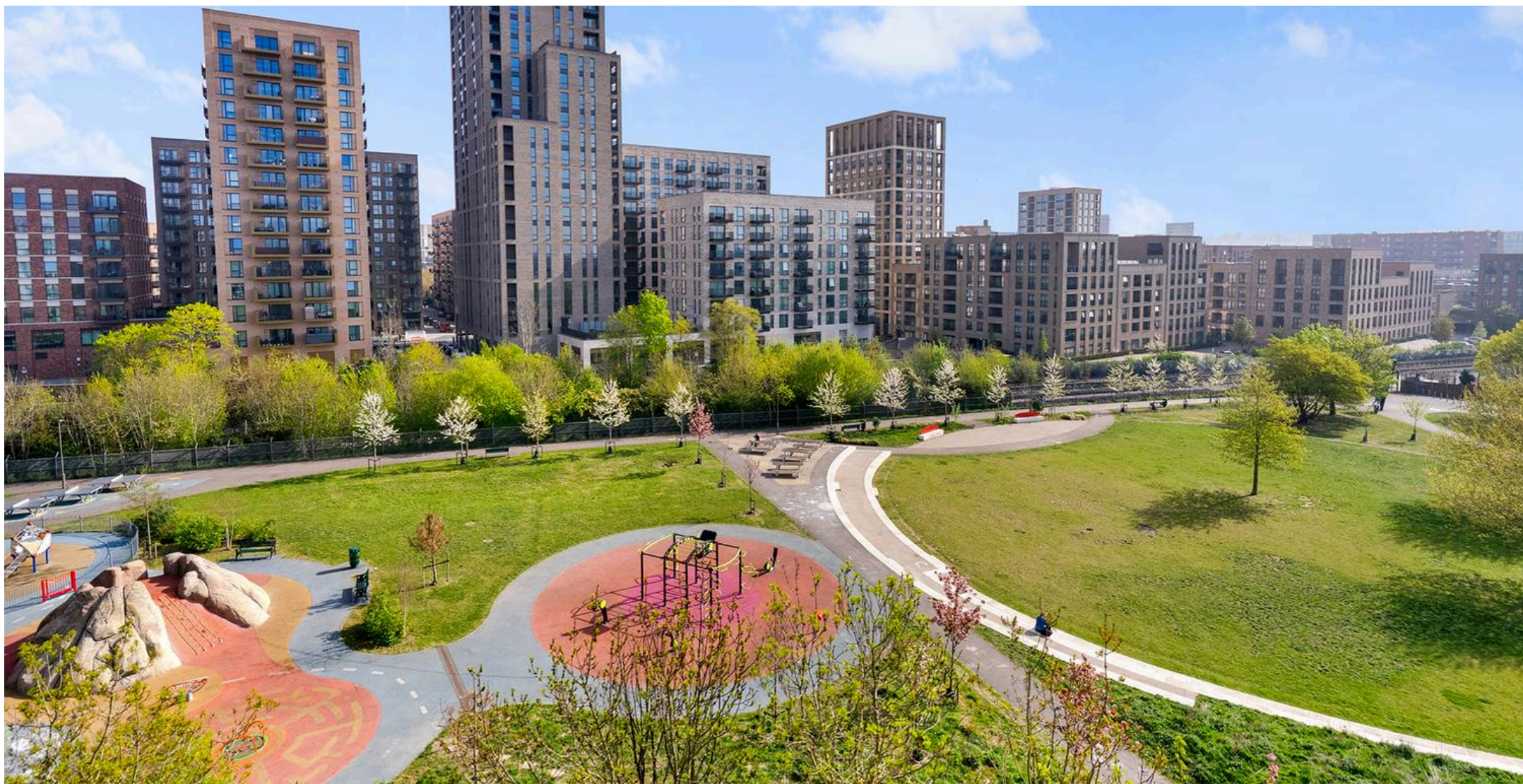
Fifth Floor

|   |   |   |   |
|---|---|---|---|
| GROSS INTERNAL AREA (GIA)<br>The footprint of the property<br>78.6 sq m / 846 sq ft | TOTAL STORAGE SPACE<br>Storage and wardrobe total area<br>1.3 sq m / 14 sq ft | EXTERNAL FEATURES<br>Garden, Balcony, Terrace, Verandah etc.<br>8.1 sq m / 87 sq ft | RESTRICTED HEAD HEIGHT<br>Limited use area under 1.5m<br>0.0 sq 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





## Pearl & Chance

1 Hoop Lane, Golders Green – NW11 8JR

0208 059 5559

[info@pearlandchance.co.uk](mailto:info@pearlandchance.co.uk)

<http://pearlandchance.co.uk>

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.