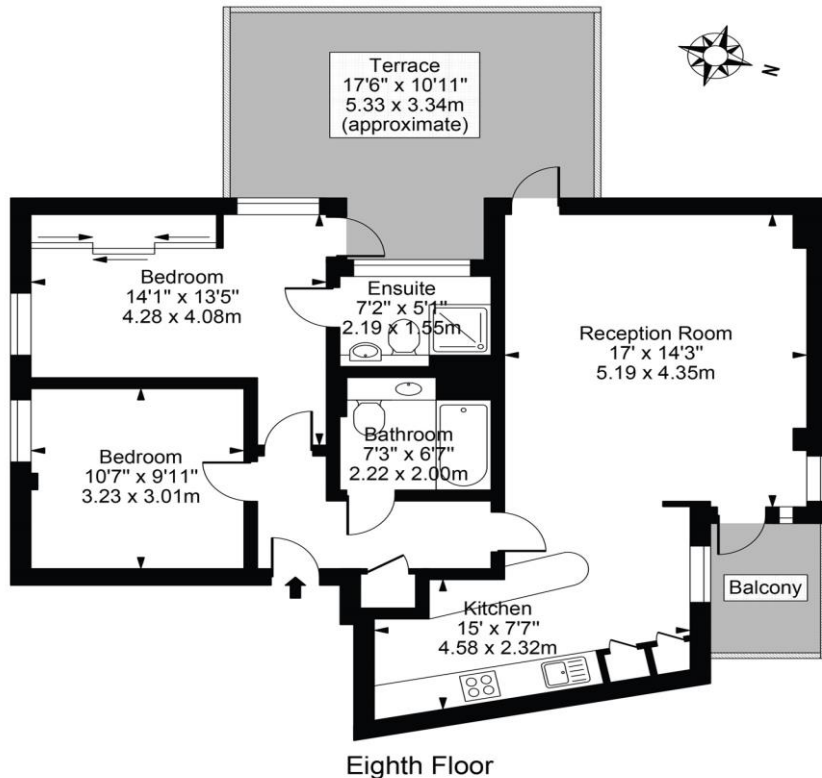




**Lark Court, Lanacre Avenue, London, NW9 5QD**

## Lark Court, Lanacre Avenue, NW9 5QD

Approx. Gross Internal Area 827 Sq Ft - 76.83 Sq M



Eighth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## welcome to Lark Court, Lanacre Avenue, London,

- Two Double Bedrooms & Two Bathrooms
- Secure Allocated Parking Space
- Spacious Private Terrace
- 827sqf Total Size

- Colindale Tube Station 0.4 Miles
- Burnt Oak Station 0.8 Miles
- Mill Hill Broadway Railway 1.4 Miles

Tenure: Leasehold

EPC Rating: B

# £450,000



Set on the eighth floor with lift access and within this prestigious purpose built apartment in the heart of Colindale is this lovely two bedroom home. This home comes with two private balconies and has been well-maintained by the current owner and presented in good order.

The front door opens onto a welcoming and spacious entrance hall giving you access to two double bedrooms and two bathrooms (one en-suite) as well as the open plan and fitted kitchen/dining room. The spacious private terrace with unobstructed views is accessed by the reception/dining room and the master bedroom. There is also direct access to the private balcony from the reception/dining room overlooking Heybourne Park. Externally this property benefits from a secured allocated parking space.

**view this property online** [barnardmarcus.co.uk/Property/NFY107414](https://www.barnardmarcus.co.uk/Property/NFY107414)

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

NFY107414 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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