

## Offers Over £340,000 Lark Court, Lanacre Avenue, Colindale, NW9



- Two Double Bedrooms
- Chain Free
- Two Bathrooms

- Allocated Parking
- Beautiful Balcony
- Open Plan Layout
- Conveniently Located
- EPC Rating B
- · Council Tax Band D

Property Sisters present a stunning two-bedroom, two-bathroom flat with a bright and spacious open-plan living and dining area that flows seamlessly onto a private balcony.

The modern, fully equipped kitchen offers plenty of space and style, while both bedrooms are generously sized doubles. The master bedroom features a stylish en suite, complemented by a second large bathroom for added convenience.

Additional highlights include over 200 years remaining on the lease, allocated parking, and secure entry, combining comfort with peace of mind.

Set in a fantastic location and presented in impeccable condition, this flat is a true must-see.

Offered Chain Free.

Viewings with sole agents The Property Sisters

EPC Rating B
Council Tax Band D

# Lark Court, Lanacre Avenue, Colindale, NW9

Energy Efficiency Rating

Current Potential

Very energy efficient - lower running costs

(92-100) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

England, Scotland & Wales























### Lark Court, Lanacre Avenue, Colindale, NW9 5QD



Second Floor Approximate Floor Area 593 sq. ft (55.09 sq. m)

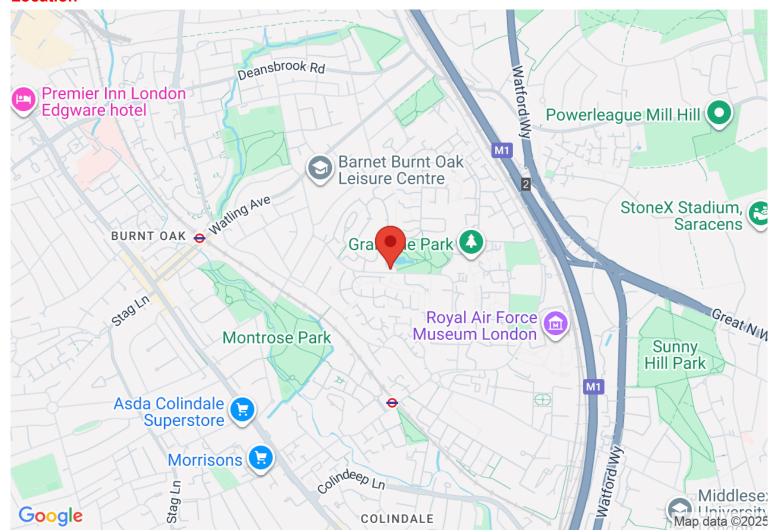
Floor Plan measurements are approximate and are for illustrative purposes only.

We make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

www.trademarkps.co.uk

#### **Directions**

#### Location



### VIEWING BY APPOINTMENT WITH AGENTS PROPERTY SISTERS 2f Hale Lane,London,NW7 3NX T: 020 3745 7456 E: info@propsis.com W: www.propsis.com

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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