



## Charcot Road, Colindale, NW9 5HG

£230,000 - Leasehold

**\*\*CHAIN FREE\*\*** This delightful ground floor studio apartment with own private entrance boasts a cosy reception room, perfect for relaxing or entertaining guests, separate bedroom area with a well-maintained bathroom, this flat offers convenience and comfort. Situated in a purpose-built building, this property provides a modern living space that is both practical and stylish.

Further benefits include a resident parking permit on a first come first serve basis and conveniently located within walking distance of Colindale underground station, this property offers easy access to transportation links, making it perfect for commuters. Whether you're looking for a first home or a savvy investment opportunity, this property ticks all the boxes.

Contact Squires today to arrange a viewing of this property.

Leasehold - Approx. 110 years remaining  
Ground Rent: £205 per annum  
Service Charge: £1180 per annum  
Barnet Council Tax Band B

- Chain free
- Ground floor studio flat
- Fantastic location
- Separate bedroom area
- Private entrance
- Modern purpose-built development
- Resident parking permit on a first come first serve basis
- Barnet Council Tax Band B

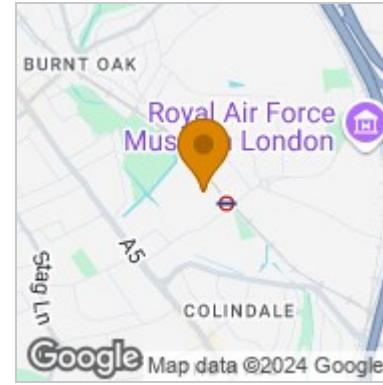
## Floor Plan

**Crawford Court, Charcot Road, Colindale, NW9 5HG**  
**Gross Internal Area 334 sq ft / 31 sq metres**

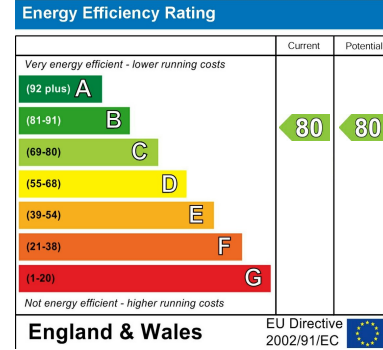


All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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