



**Westmoreland Road
London, NW9 9DR**

Offers in Excess of £285,000

Gao
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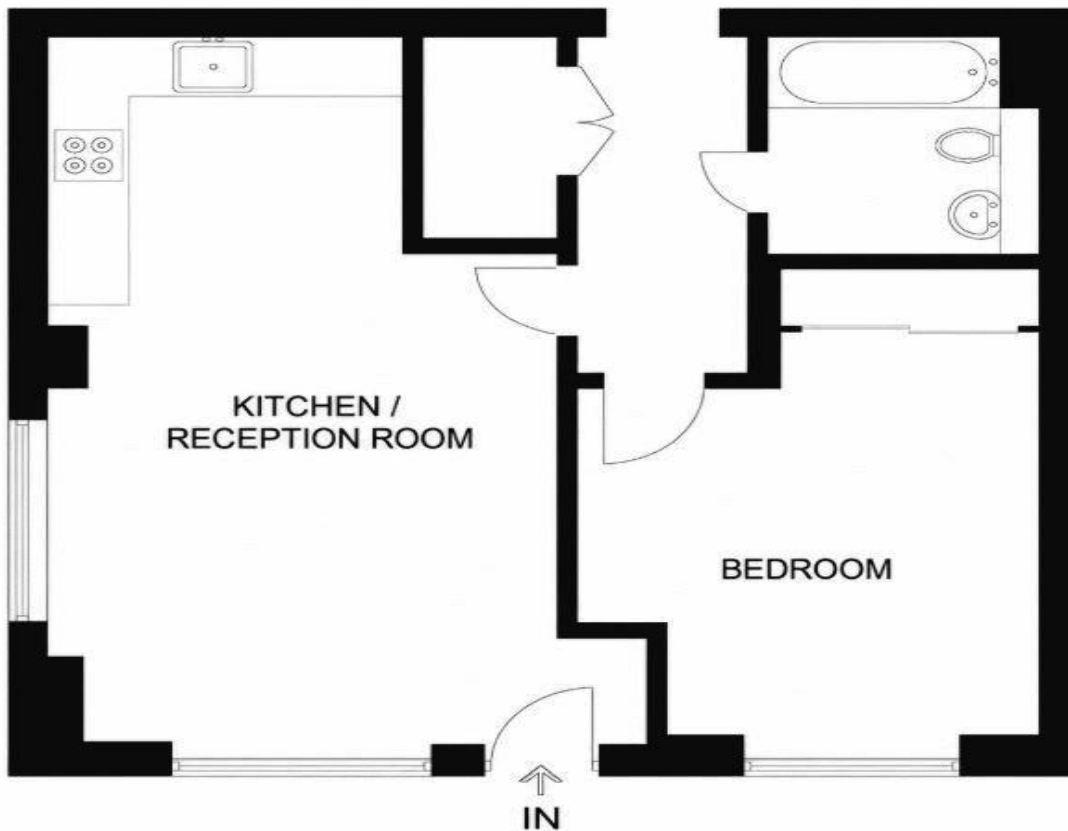


MAIN FEATURES:

- **Ground Floor Flat with Private Entrance**
- **Open Plan Kitchen/Lounge/Diner**
- **Good Size Double Bedroom**
- **Modern Bathroom/WC**
- **Residents Allocated Parking**

An excellent opportunity to acquire this ground floor flat, ideally situated within the popular Halley House development in Colindale. The property benefits from its own private entrance, providing added convenience and a greater sense of privacy. Internally, the accommodation comprises a bright and spacious open-plan kitchen, lounge and dining area, creating an ideal space for both everyday living and entertaining. There is a good-sized double bedroom, complemented by a modern bathroom/WC finished to a contemporary standard. The property also benefits from residents' allocated parking.

Westmoreland Road is conveniently located within easy reach of Colindale Underground Station (Northern Line), offering excellent transport links into Central London. The area has undergone significant regeneration in recent years and now boasts a wide range of amenities, including supermarkets, cafés, restaurants, fitness facilities and local shops. Residents can enjoy nearby green spaces such as Montrose Playing Fields and Silkstream Park, while the Bang Bang Oriental Foodhall and the popular Brent Cross Shopping Centre are both within easy reach. Families and professionals alike are attracted to the area for its excellent connectivity, growing community atmosphere and ongoing investment. This attractive flat would make an ideal first-time purchase, buy-to-let investment or convenient London home.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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