

LEASEHOLD



Flat - Purpose Built (EPC Rating: B)

**FLAT 13, 4, CASA COURT BRISTOL AVENUE,  
LONDON, NW9 4BT**  
Offers Over

**£425,000**



**HAYMILLS**  
Expertise Experience Engagement



2



1



1



B

# 2 Bedroom Flat - Purpose Built located in London

Haymills are delighted to present this beautifully maintained, modern two-bedroom apartment located on the fourth floor of a sought-after development in Colindale. With a generous 816 sq ft of living space, this home offers comfort, style, and practicality in equal measure.

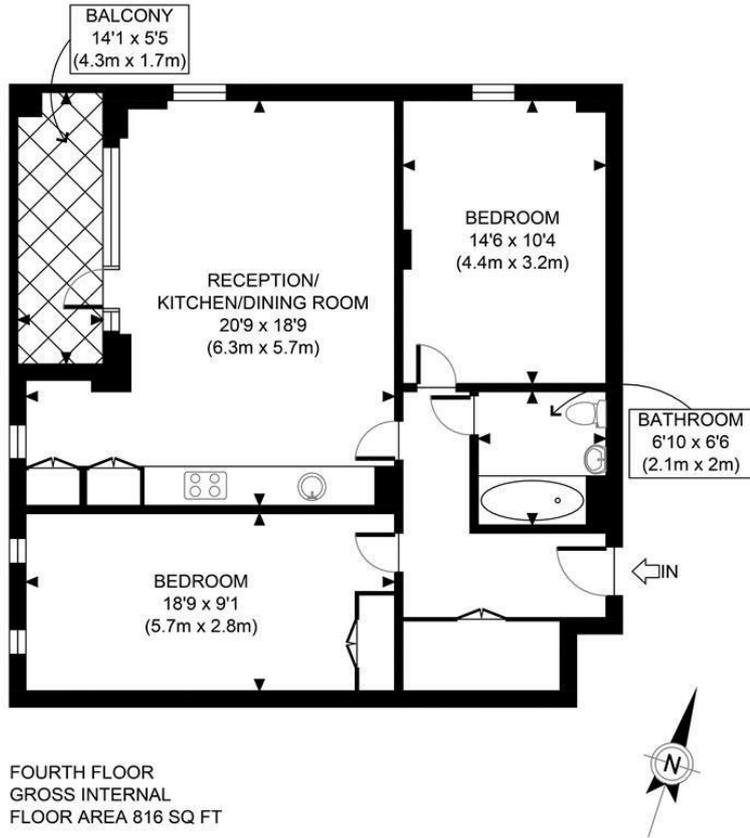
The apartment features two spacious double bedrooms, a stylish bathroom, and a bright open-plan living area with floor-to-ceiling windows that flood the space with natural light. The contemporary, fully integrated kitchen comes complete with high-quality appliances—perfect for modern living.

Step out onto the large balcony, an ideal space for morning coffee or evening relaxation, offering panoramic views across Colindale and extending your living space outdoors.

Additional highlights include:

- Just a 7-minute walk to Colindale Underground Station (Northern Line, 23 mins to Kings Cross); 2-minute walk to multiple bus routes, and a short drive from A1 and M1 motorways.
- Long lease (c. 118 years remaining)
- Quiet, family-friendly neighbourhood
- Access to communal gardens and a children's play area



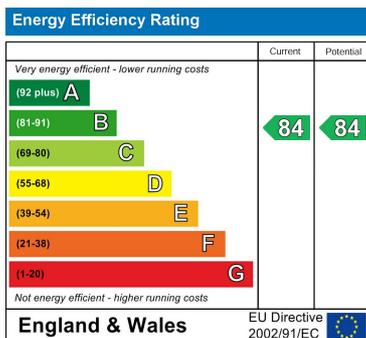


APPROX. GROSS INTERNAL FLOOR AREA 816 SQ FT / 76 SQM	<b>Casa Court NW9</b>
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 03/02/21
	<b>photoplan</b>

Council Tax Band

**D**

Energy Performance Graph



Call us on

**0208 904 8822**

**info@haymills.uk**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.