



## Flat 3 Geneva Court, Rookery Way

, London, NW9 6GA

£288,000

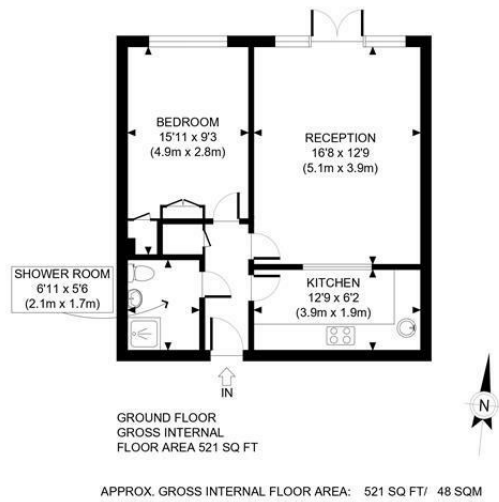


This well-presented one-bedroom ground floor apartment (521 sq. ft) is set within a purpose-built block on Rookery Way, Colindale NW9. The property offers a bright reception room with wooden flooring and direct access to communal gardens, a separate kitchen, double bedroom and bathroom. Further benefits include a secure underground parking space, with the underlying lease having circa 974 years remaining. Ideal for first-time buyers or investors, conveniently located for local amenities and transport links. Located in the heart of Colindale (NW9), the property is well positioned for local amenities, transport links and green spaces, making it an excellent choice for commuters and residents alike.

Early viewing is highly recommended.



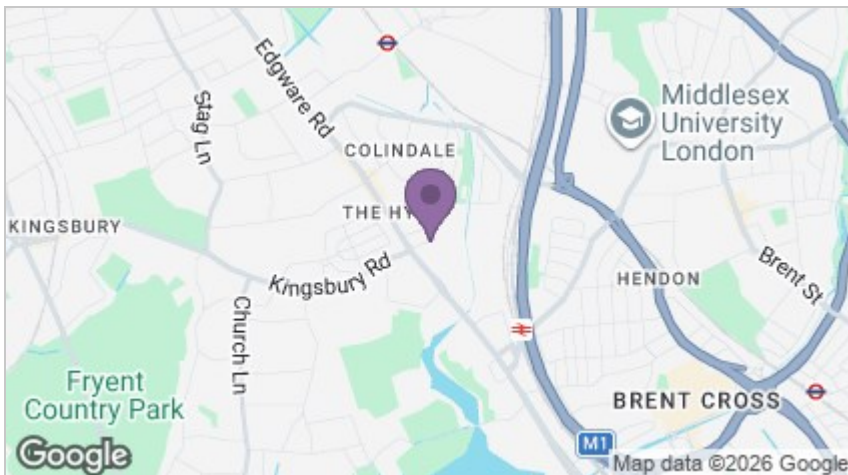
# Floor Plans



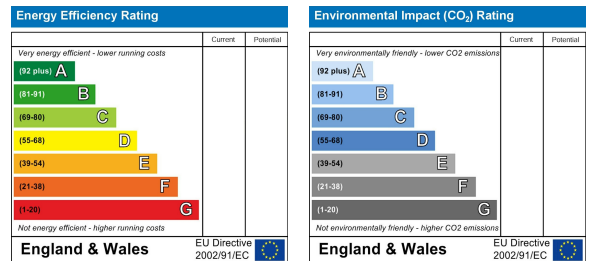
This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

**PROPERTY PHOTO PLANS**  
RELIABLE AND UP TO DATE FLOOR PLANS

## 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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