



 2
Bedrooms

 2
Bathrooms



We are delighted to offer for sale this ground floor maisonette garden apartment located in the heart of Colindale. The property is offered in very good condition and benefits from a large reception room leading to a spacious fully integrated kitchen, two bedrooms, a fully tiled shower room and additional WC. Offered in very good condition internally the property also boasts great external features such as a large rear garden and off street parking.

This property is exclusive to Warren Bradley Estates, so please call on 020 8200 7007 to arrange an appointment.

Entrance Hall *5.20m x 0.80m (17.06ft x 2.62ft)*

Tiled floor, doors to all ground floor rooms

Reception Room *5.30m x 3.00m (17.39ft x 9.84ft)*

Tiled floor, opening to kitchen, patio doors to rear garden

Kitchen *4.60m x 2.00m (15.09ft x 6.56ft)*

Tiled floor, window to garden, range of base and wall units, integrated appliances, single sink and drainer.

Bedroom 1 *4.40m x 3.40m (14.44ft x 11.15ft)*

Carpeted, bay window to front

Bedroom 2 *3.00m x 2.00m (9.84ft x 6.56ft)*

Carpeted, window to side

Rear Garden *8.50m x 6.40m (27.89ft x 21.00ft)*

Decked area, freshly laid soil, access to side gate.

Parking

Allocated parking space at the front of property.

Leasehold

130 Years Remaining - As advised by the vendor

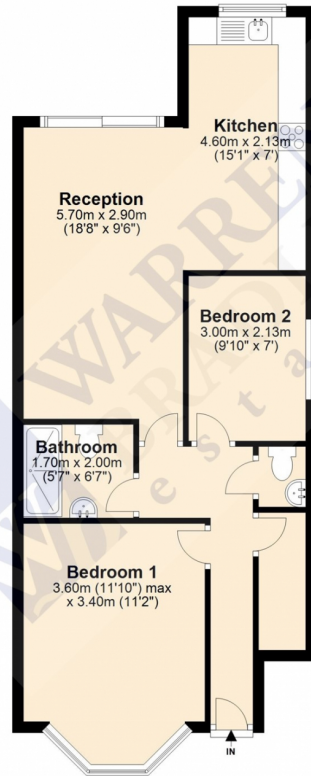
Service Charge

£ ZERO - As advised by the vendor

Ground Rent

£ ZERO - As advised by the vendor

Woodfield Avenue
Approx. 59.2 sq. metres (636.9 sq. feet)



Total area: approx. 59.2 sq. metres (636.9 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | 75 | 77 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

