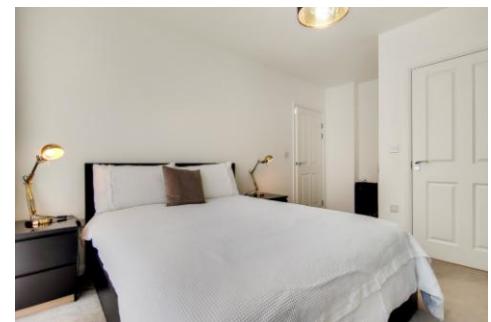
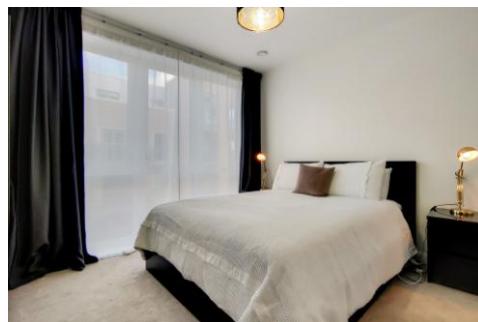




MILE



Grahame Park Way, London

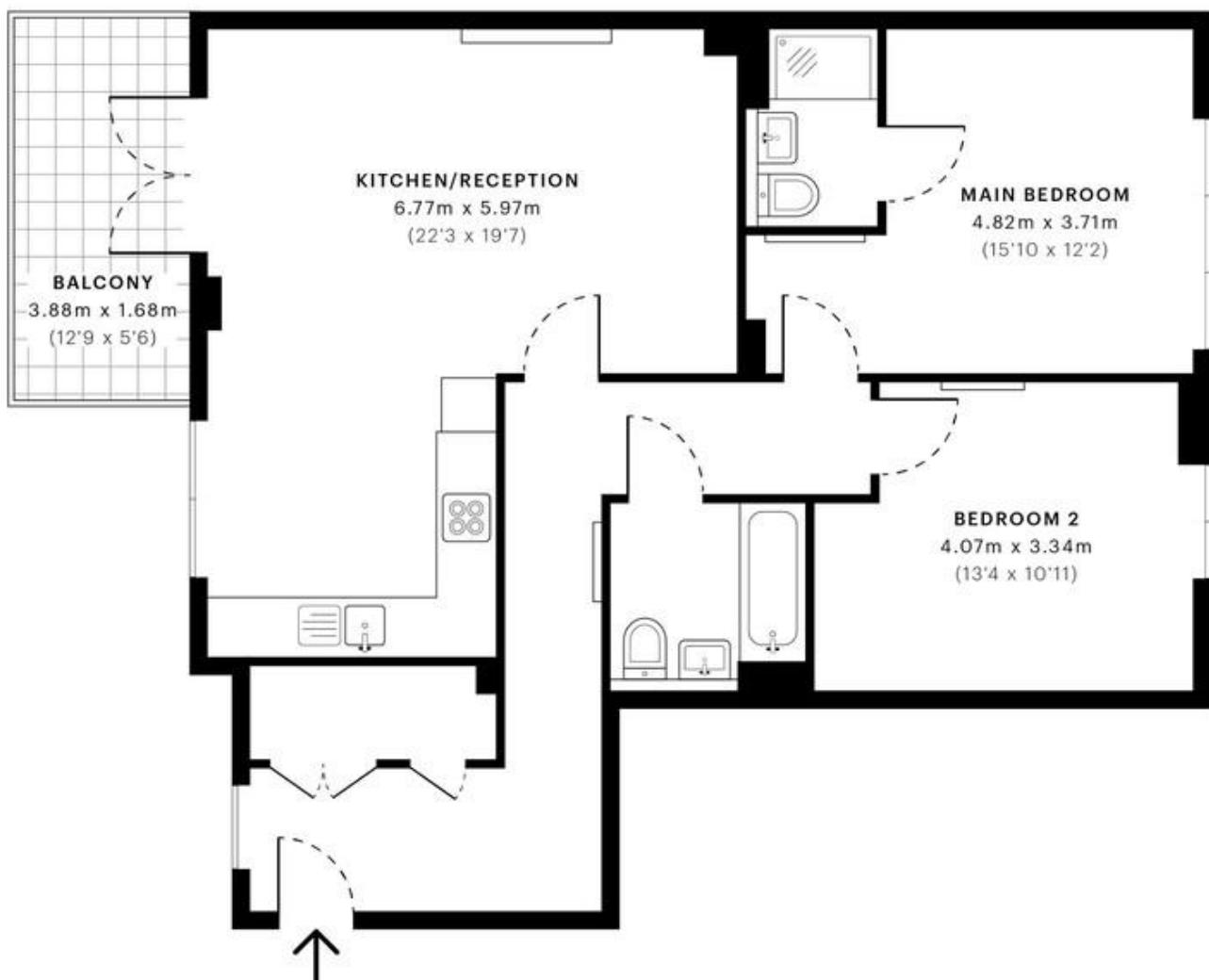
£450,000 Leasehold

Mile are delighted to offer this spacious 2-bedroom, 2-bathroom apartment located at Trobridge Parade, Grahame Park Way, Colindale, NW9. The property benefits from high spec finishes as well as being conveniently located in between Mill hill Broadway and Colindale station for easy access into London.

Must be seen to avoid Disappointment

EPC Rating B

- Spacious Living Area
- Modern Open-Plan Kitchen
- Two Double Bedrooms
- Large Private Balcony
- Allocated parking space
- Secure entry system
- Lift access
- High-quality finishes
- Epc Rating B
- Must be seen



— Third Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property
84.80 sqm / 912.78 sqft NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
81.05 sqm / 872.41 sqft EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
6.51 sqm / 70.07 sqft RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with

IPMS-3B RESIDENTIAL 92.85 sqm / 999.43 sqft

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.