



## Shearwater Drive, Colindale, NW9 7AD

£300,000 - Leasehold

**\*\*CHAIN FREE - INVESTMENT OPPORTUNITY \*\*** A bright and spacious one bedroom apartment located on the 3rd floor that benefits from a stylish and contemporary feel with an open plan reception room and direct access to a private balcony. Further benefits include a double bedroom with a walk in wardrobe area and a modern bathroom. Situated in a popular residential location 0.4 miles from Hendon railway station (Thameslink) and Hendon Central Underground Station within easy reach, this property comes with private parking facilities.

Currently rented until March 2026 at a rent of £1600 per calendar month

Lease: 988 years remaining

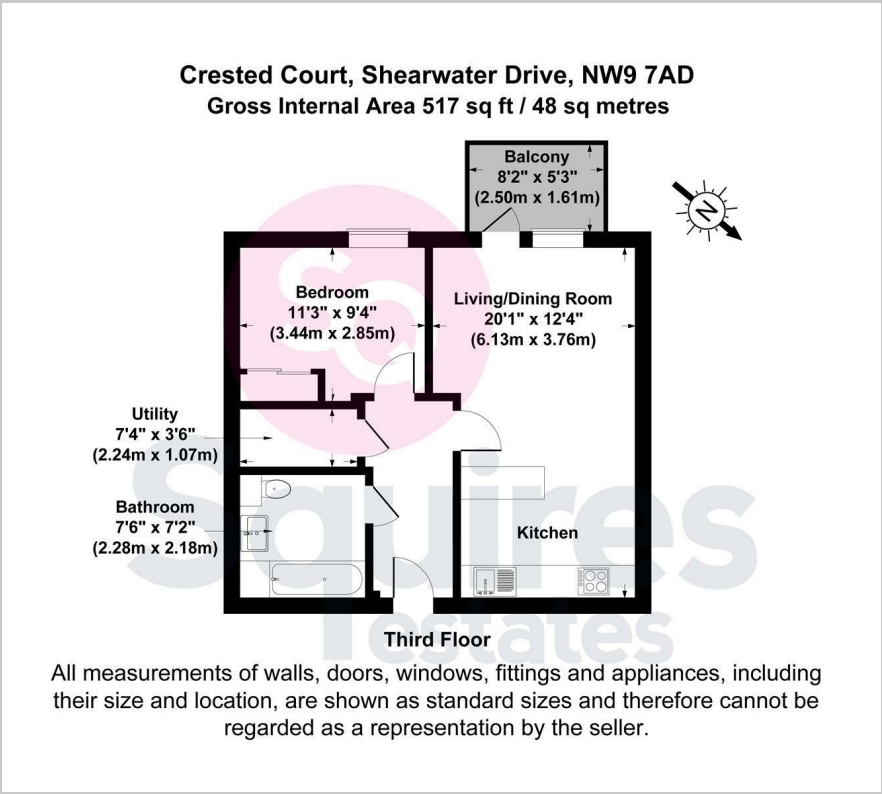
Ground Rent: £250 per annum

Service Charge: Approx. £1800 per annum

- Rented for £1600 pcm until March 26
- 3rd floor
- One bedroom
- Balcony
- Allocated parking
- Communal terrace
- Chain free
- Barnet council tax band C



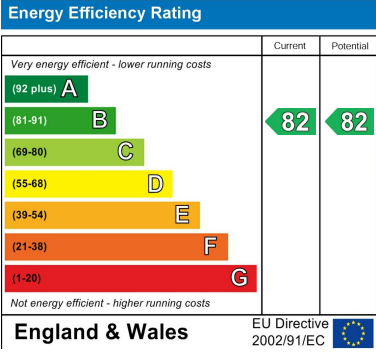
Floor Plan



Area Map



Energy Efficiency Graph



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