



## Eagle Drive, London, NW9 5BD

£260,000 - Leasehold

**\*\*CHAIN FREE\*\*** Squires are delighted to present this well-appointed ground floor flat to the market. The property features one bedroom, one bathroom, and a bright and spacious open-plan kitchen and lounge, creating a modern and versatile living area. Ample storage is available throughout, and the property also benefits from a designated parking space. Early viewing is highly recommended to fully appreciate this attractive home.

Conveniently located within easy reach of Colindale Underground Station (Northern Line), the property offers excellent access to a range of shopping, transport, and local amenities, including bus routes and major road links.

Leasehold with 980 years remaining

Ground Rent: N/A

Service Charge: Approx. £2,000 per annum

Barnet Council Tax Band: C

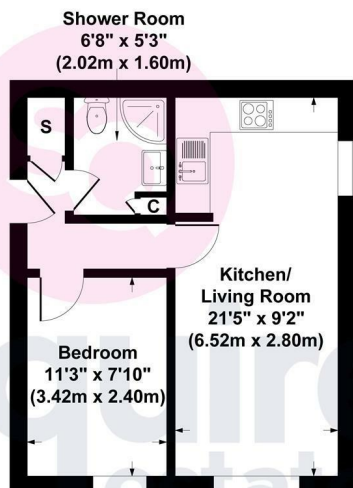
- Chain Free Long Lease
- Well Presented Ground Floor Flat
- One Double Bedroom
- Modern Bathroom
- Bright & Spacious Open Plan Kitchen/ Lounge
- Contemporary & Versatile Living Space
- Ample Storage Throughout
- Designated Parking Space
- Excellent access to Colindale Underground Station (Northern Line)
- Barnet Council Tax Band C





## Floor Plan

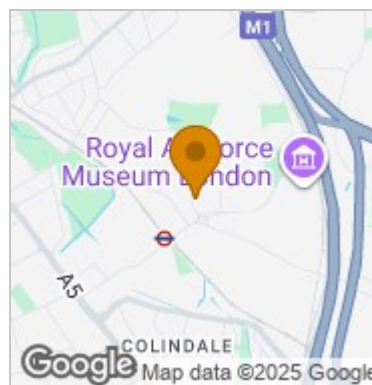
**Blackcap Court, Eagle Drive, Colindale, London, NW9 5BD**  
**Gross Internal Area 377 sq ft /35 sq metres**



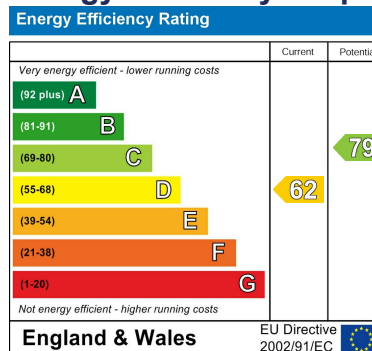
**Ground Floor**

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

## 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.

### Finchley Branch

181a Squires Lane,  
Finchley,  
London N3 2QS  
Tel 020 8343 2111

### Hendon Branch

16 Central Circus Parade,  
Queens Road, Hendon,  
London NW4 3AS  
Tel 020 8202 0808

### Mill Hill Branch

7 Thornfield Parade,  
Holders Hill Road, Mill Hill,  
London NW7 1LN  
Tel 020 8349 3030

