



## Pasteur Close, Colindale, NW9 5HQ

£195,000 - Leasehold

A fantastic, chain free studio flat located on the first floor of this purpose built block. Good condition throughout, benefits include a pull-down bed, a modern separate kitchen, a contemporary shower room and allocated off street parking. The property is extremely well located for Colindale Tube station and would make an ideal first time purchase or rental investment.

Lease: Approx. 87 years remaining

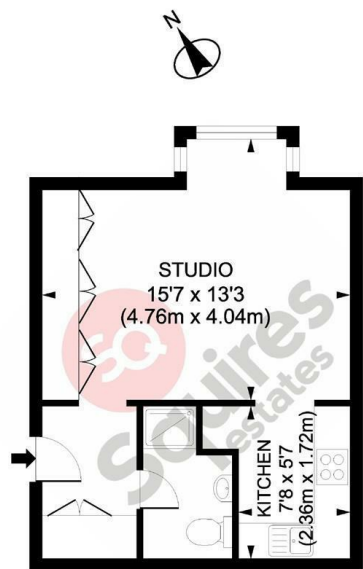
Ground Rent: TBA

Service Charge: Approx. £1300 per annum

- Studio flat
- Excellent condition
- First floor
- Purpose built block
- Modern separate kitchen
- Shower room
- Chain free
- Council tax band B



## Floor Plan



### FIRST FLOOR

Pasteur Close, London, NW9  
Gross internal area 301 sq ft/28 sq metres

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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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