



Booth Road, Colindale, NW9 5JZ

£300,000 - Leasehold

****CHAIN FREE**** A 1 bedroom first floor maisonette originally built by the Local Authority. Located only 0.5 miles from Colindale Tube Station, benefits include a private rear garden, a separate kitchen, own entrance, an extended lease and 1 allocated parking space. The property would make an ideal first time purchase.

Lease: Approx. 170 years

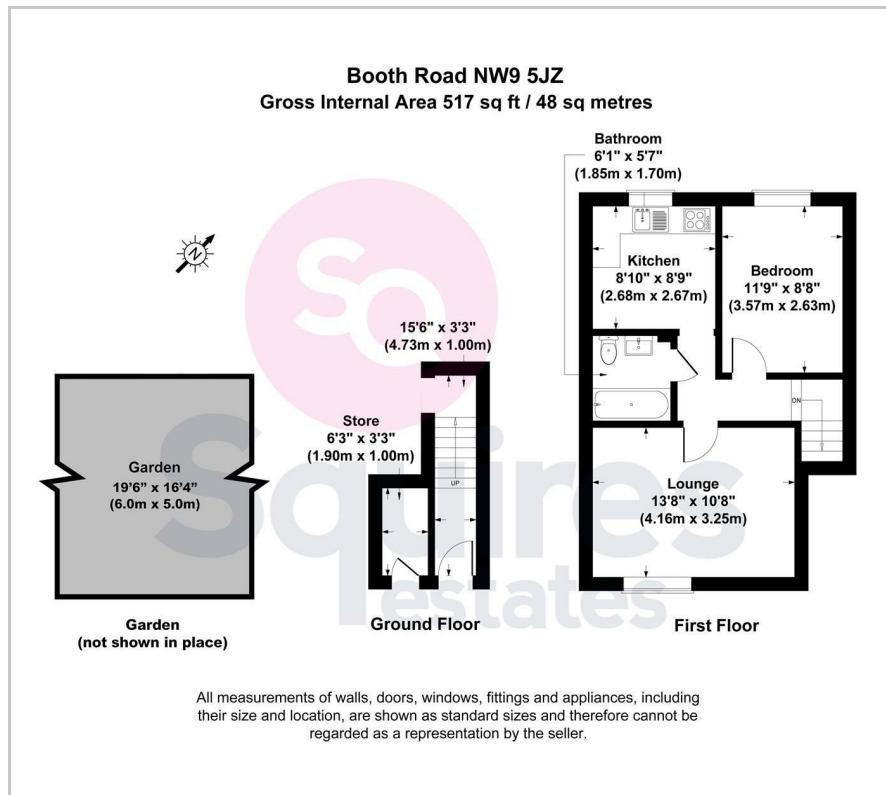
Ground Rent: Peppercorn

Service Charge: £880 per annum

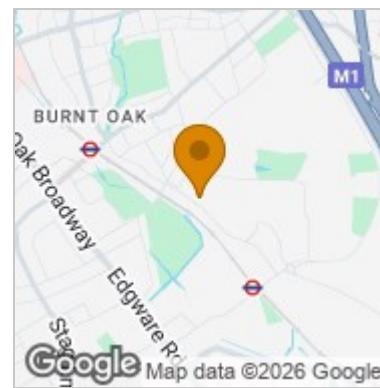
- **Maisonette**
- **1 bedroom**
- **Private garden**
- **1 allocated parking space**
- **Own entrance**
- **0.5 miles to Tube**
- **Chain free**
- **Barnet Council Tax Band B**



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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