



Shearwater Drive, Colindale, NW9 7AD

£275,000 - 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 at a rent of £1650 per calendar month

Lease: 987 years remaining

Ground Rent: £250 per annum

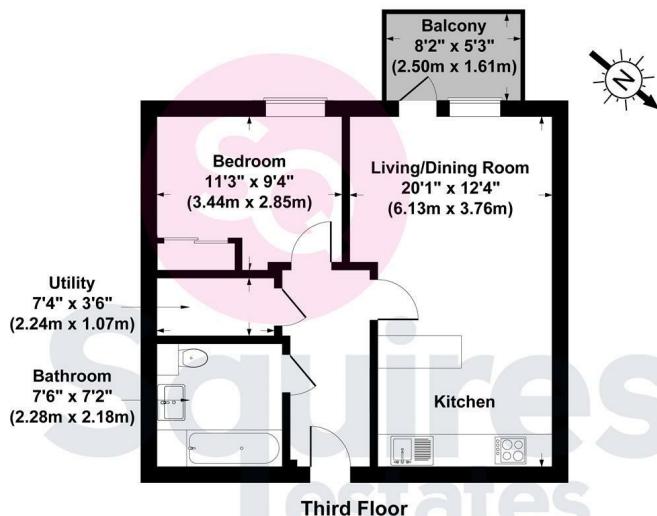
Service Charge: Approx. £1800 per annum

- **Rented for £1650**
- **3rd floor**
- **One bedroom**
- **Balcony**
- **Allocated parking**
- **Communal terrace**
- **Chain free**
- **Barnet council tax band C**



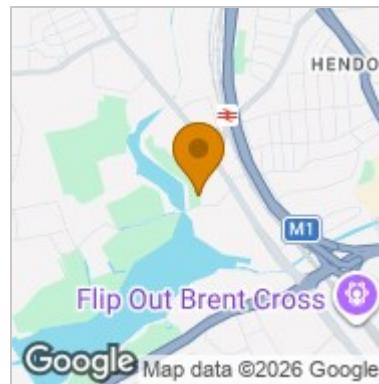
Floor Plan

Crested Court, Shearwater Drive, NW9 7AD
Gross Internal Area 517 sq ft / 48 sq metres



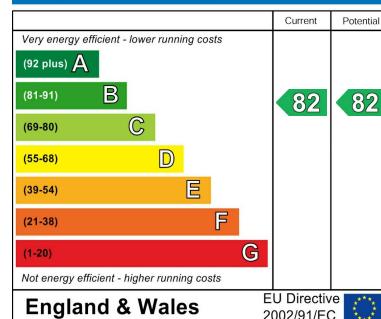
All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating



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



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