



Lanacre Avenue, Colindale, NW9

Asking Price: £260,000

Benham
& Reeves

Lanacre Avenue, Colindale, NW9

 1 Bedroom  1 Bathroom  Leasehold

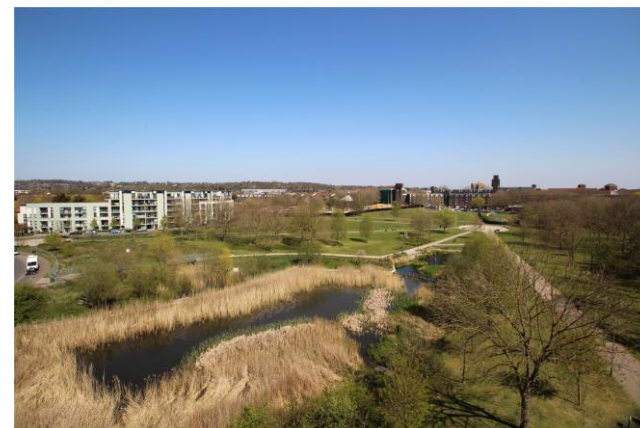
Ref# BEA230251

Beautifully presented one bedroom sixth floor apartment set within a desirable 2012 built modern development and private decked balcony offering stunning easterly views over Grahame Park with it's attractive lake. The property, with well appointed and stylishly presented interior, provides well proportioned accommodation throughout, including a bright and spacious open plan reception/fully integrated kitchen with direct access onto the balcony. Further features include laminate wood flooring, video entry phone, recessed lighting, inbuilt storage and well maintained communal areas.

On site parking with residents parking permit.

Accommodation comprises entrance hall leading into the beautiful open plan reception/kitchen with double glazed doors onto the private decked balcony. The kitchen comprises a modern range of matching wall and base units with granite work surfaces incorporating inset one and a half bowl sink unit, 4 ring electric hob with overhead extractor hood and electric oven, integrated fridge freezer, washing machine, slimline dishwasher, and 'Electrolux' microwave. There is a spacious carpeted bedroom with inbuilt wardrobe, and a modern fully tiled bathroom comprising bath with wall mounted shower, wash basin inset to vanity unit, concealed cistern WC and heated towel rail.

The property is conveniently located within easy access of underground stations at Colindale and Burnt Oak, as well as a variety of bus routes providing excellent connections into Central London. There are a selection of local shops and amenities close-by, with Colindale and Burnt Oak providing a larger selection of shopping and dining facilities.



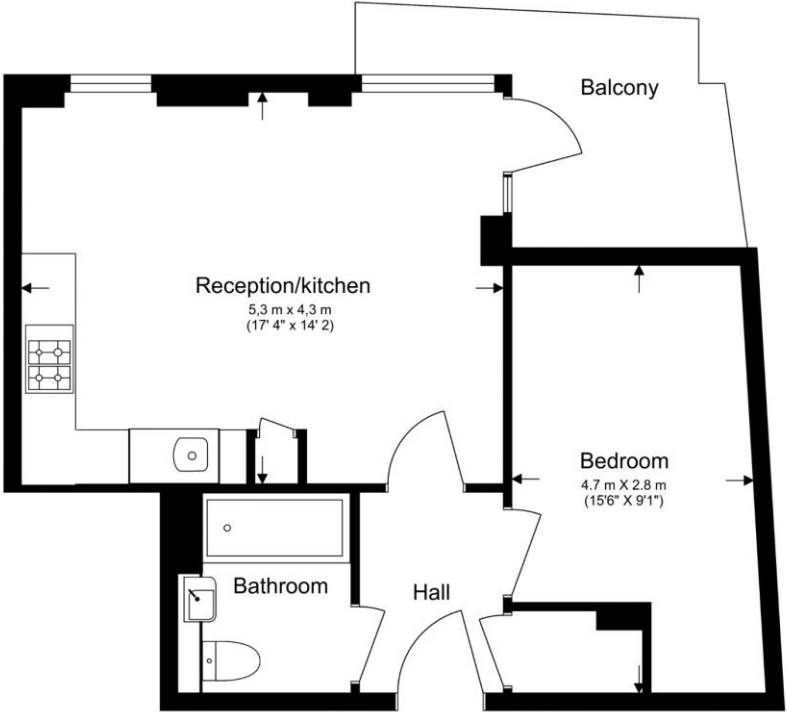


Property Features:

- Chain Free
- One Bedroom Contemporary Apartment
- One Bathroom
- 474 Square Feet (Approx)
- Sixth Floor
- Views Over Parkland
- Residents Parking Permit (Fees Applicable)
- Close Proximity to Several Transport Links



Total Gross Internal Area
44.0 sq/m - 474 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£260,000
Tenure:	Leasehold Expires 02/01/2260 Approximately 236 Years Remaining
Ground Rent:	£300 (per annum) For the year of 2023
Service Charge:	£1326 approx. (per annum) For the year of 2023

Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA230251

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for it previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

