



SHEAVESHILL COURT, COLINDALE, LONDON, NW9  
**£255,000 LEASEHOLD APPROX 84 YEARS REMAINING**

## LOVELY ONE BEDROOM FLAT IN COLINDALE

- SERVICE CHARGE & GROUND RENT APPROX £820 COMBINED PER ANNUM

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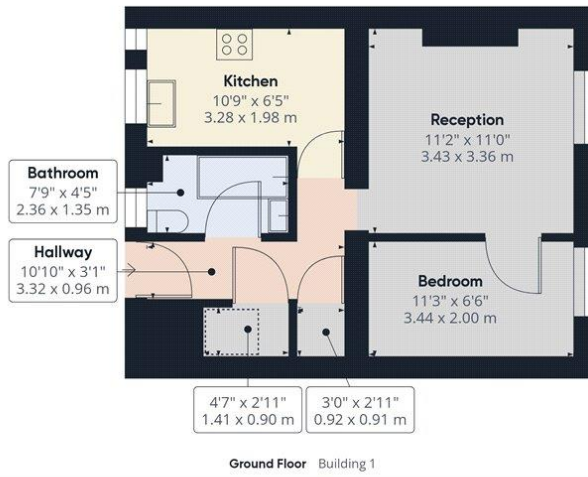


A delightful one-bedroom flat, beautifully maintained and ready for you to make it your own. A fresh canvas comprising a bright and modern kitchen and a stylish bathroom. The bedroom offers a serene retreat, while the airy reception room provides an inviting space for relaxation and entertaining. Additional advantages a private garage for secure storage, as well as access to well-kept communal gardens. Conveniently located, Colindale Station (Northern Line) is just a short walk away, offering excellent transport links. The area boasts esteemed schools, various supermarkets, and a wealth of amenities, ensuring all your needs are met. Moreover, the flat enjoys easy access to major roads including the A41, M1, and A406, facilitating seamless connectivity. This lovely flat is ideal for investors, or those seeking a contemporary living space in a vibrant community. An internal viewing is recommended.



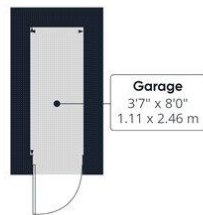
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**Approximate total area<sup>(1)</sup>**  
407.84 ft<sup>2</sup>  
37.89 m<sup>2</sup>

**Reduced headroom**  
8.49 ft<sup>2</sup>  
0.79 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Leasehold

**Term:** 84 year and 11 months

**Service Charge/ Ground Rent:** £820 per annum (approx)

**Council Tax Band:** B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.