



CASA COURT, COLINDALE, LONDON, NW9
£475,000 LEASEHOLD

**WE ARE DELIGHTED TO OFFER FOR SALE THIS FANTASTIC
TWO BEDROOM GROUND FLOOR APARTMENT WITH ITS
OWN ENTRANCE & LOVELY PRIVATE PATIO**

Hendon | 020 8202 1031 | hendon@winkworth.co.uk

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DESCRIPTION:

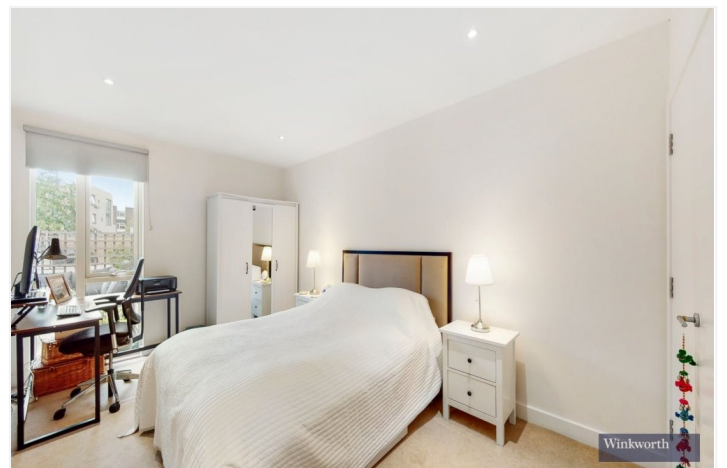
*****OWN ENTRANCE & PRIVATE PATIO***** We are delighted to offer for sale this fantastic two bedroom ground floor apartment with its own entrance & lovely private patio. Apartment comprises large hallway with ample storage, spacious living room with open plan fully fitted integrated kitchen with access out to private patio area. Further benefits include two double bedrooms and family bathroom suite. There is also the benefit of a bike storage room and communal gardens with child play areas. Leasehold. Chain free.

EPC: B

Council Tax Band: D

AT A GLANCE

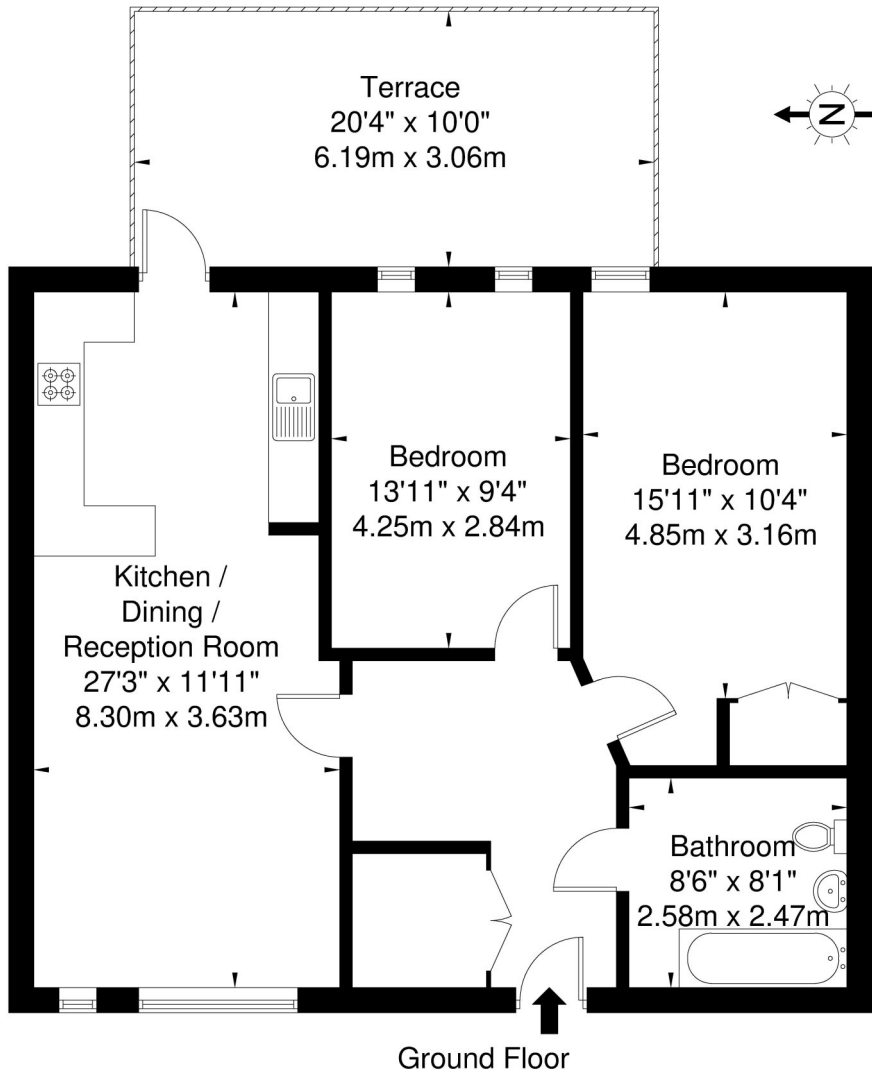
- GROUND FLOOR WITH OWN ENTRANCE
- TWO DOUBLE BEDROOMS
- PRIVATE PATIO
- BIKE STORAGE ROOM
- COMMUNAL GARDENS WITH CHILD PLAY AREA
- LEASEHOLD AND CHAIN FREE





Casa Court, Bristol Avenue, NW9 4BT

Approx. Gross Internal Area = 80.5 sq m / 866 sq ft



Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	87	88
(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	

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