



**BRISTOL AVENUE, COLINDALE, LONDON, NW9**  
**£345,000 LEASEHOLD**

**A LARGER THAN AVERAGE ONE BEDROOM  
APARTMENT WELL LOCATED A CLOSE WALK  
TO COLINDALE TUBE STATION...**

Hendon | 020 8202 1031 | [hendon@winkworth.co.uk](mailto:hendon@winkworth.co.uk)

**Winkworth**

for every step...

*winkworth.co.uk*



## DESCRIPTION:

A larger than average (555 sq ft) one bedroom apartment well located a close walk to Colindale Tube Station. Situated on the second floor of a purpose built block the apartment comprises large double bedroom with fitted wardrobe, bathroom suite and a spacious living area with fully fitted integrated kitchen with access out to a private balcony. Residents permit available to park on street and visitors parking in car park nearby. Leasehold.

EPC: B

Council Tax Band: C

## AT A GLANCE

- LARGER THAN AVERAGE ONE BEDROOM APARTMENT
- SECOND FLOOR
- PRIVATE BALCONY
- LONG LEASE
- RESIDENTS PERMIT AVAILABLE TO PARK ON STREET
- EASY WALKING DISTANCE TO STATION

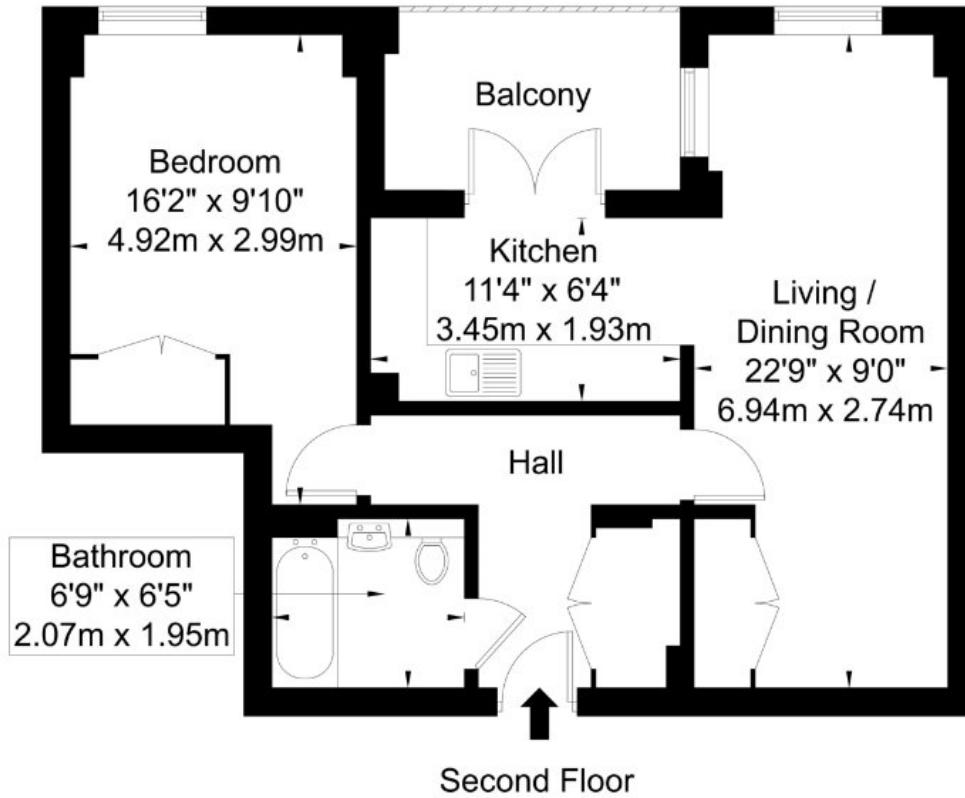






# Casa Court, Bristol Avenue, NW9 4BT

Approx. Gross Internal Area = 55 sq m / 592 sq ft



Ref

Copyright

**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.

Copyright @ BLEUPLAN

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	A		
(92-)	B	83	83
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
(1-20)			
England, Scotland & Wales		EU Directive 2002/91/EC	



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

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.