

Flat 2 49 Coxwell Boulevard, London, NW9 4AF

Offers In Excess Of £350,000

A Chain Free One Bedroom apartment, ideally located close to Colindale's transport and shopping facilities.

Accommodation comprises spacious open plan lounge with modern Kitchen area, direct access to a private west facing balcony and large bedroom.

Features include 997 year lease, secure underground parking, and access to communal gardens.

An early viewing is highly recommended via vendor's sole agents Benjamin Stevens.

Entrance Hall 12'1 x 4' (3.68m x 1.22m)

LVT flooring, storage cupboard, large storage cupboard plumbed for washing machine. Doors to:

Bathroom 6'6 x 6'2 (1.98m x 1.88m)



Panelled bath with glass shower screen and shower attachment, tiled floor, part tiled walls, pedestal wash hand basin, low level WC. Heated towel rail.

Bedroom 17' (max) x 10'11 (5.18m (max) x 3.33m)



LVT flooring, floor to ceiling window.

Open plan reception room 20'4 x 11'06 (6.20m x 3.51m)



LVT flooring, double doors to balcony, window. Open to Kitchen.

Kitchen area



Range of modern wall and base units, sink unit with mixer tap and drainer, electric hob with oven under, plumbed for dish washer, space for table and chairs. Open to reception area.

Balcony 11'6 x 5'3 (3.51m x 1.60m)



Decked area with glass borders (approx 60 sq ft) sun in afternoons/evenings.

Communal gardens



Tenure

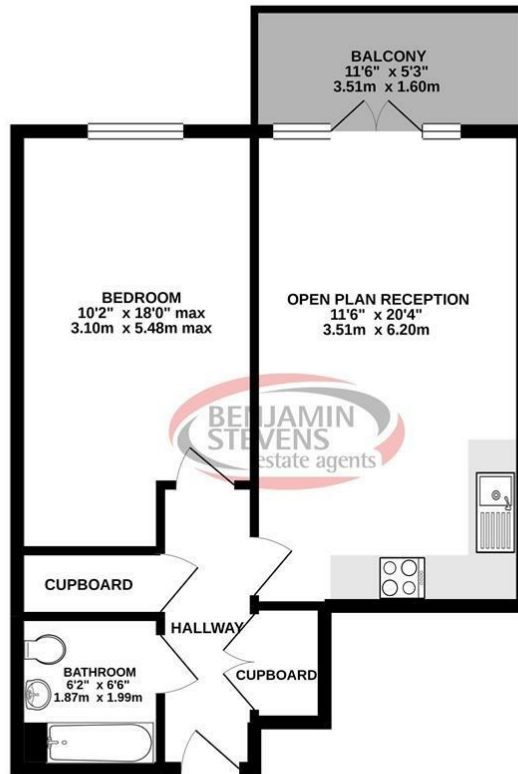
Leasehold 997 years

Service charge £1200 per annum

Ground rent £300 per annum

Floor Plan

SECOND FLOOR
605 sq.ft. (56.2 sq.m.) approx.

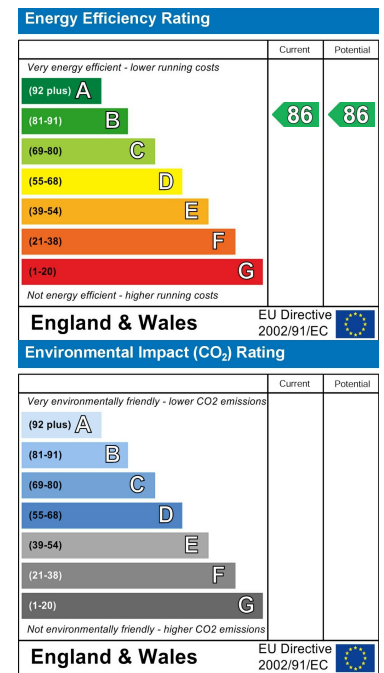


TOTAL FLOOR AREA - 605 sq.ft. (56.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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