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PINNACLE HOUSE, HERITAGE AVENUE, COLINDALE, LONDON, NW9

**£750,000 LEASEHOLD APPROX 982 YEARS REMAINING**

## STYLISH PENTHOUSE WITH SWEEPING VIEWS

- GROUND RENT APPROX £440 PER ANNUM
- SERVICE CHARGE APPROX £6,600 PER ANNUM

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Making its grand appearance on the market, we have this attractive penthouse in the vibrant and dynamic heart of Colindale, minutes from Colindale Underground Station (Northern Line). This stylish residence offers an expansive open-plan living space, perfect for a modern lifestyle and effortless entertaining with a sleek modern kitchen and generous floor space. The penthouse features three beautifully appointed bedrooms, with the master suite hosting an en suite shower room, and an elegant family bathroom serving the remaining rooms. Each room is equipped with independent air conditioning, and app-controlled, high-tech, low-energy heating allowing you to tailor the climate to your personal preference. Step outside onto your choice of two separate balconies to experience panoramic views of the city, creating an oasis of privacy in the sky. Residents can also indulge and socialise in lovely communal gardens located on the second level. With two parking spaces in the secure gated car park which hosts a lift carrying you to up the apartment providing peace of mind, this exceptional home is the epitome of sophisticated urban living. An internal viewing is a must to truly appreciate the allure of this exceptional penthouse.



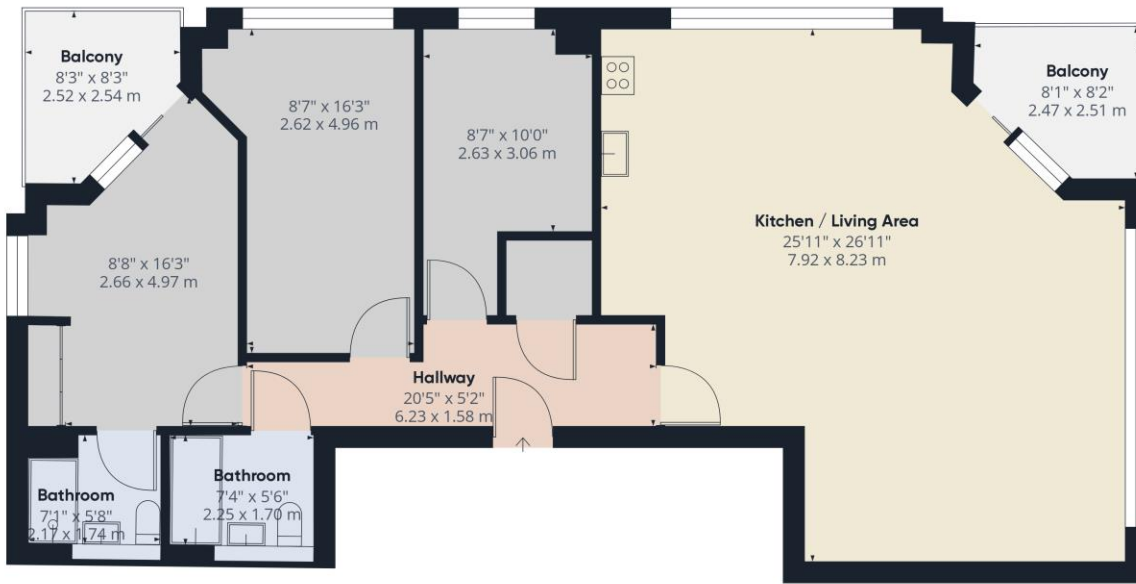
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**Approximate total area<sup>(1)</sup>**  
 1138.93 ft<sup>2</sup>  
 105.81 m<sup>2</sup>

**Balconies and terraces**  
 107.64 ft<sup>2</sup>  
 10 m<sup>2</sup>

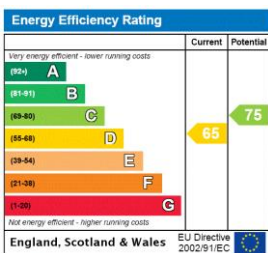
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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:** 982 year and 11 months

**Service Charge:** £6660 per annum

**Ground Rent:** £ 440 Annually (subject to increase)

**Council Tax Band:** G

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.

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