



TIMES COURT, GUARDIAN AVENUE, LONDON, NW9

£495,000 LEASEHOLD APPROX 241 YEARS REMAINING

MODERN GROUND FLOOR APARTMENT

- **SERVICE CHARGE APPROX £1,500 PER ANNUM**
- **GROUND RENT APPROX £300 PER ANNUM**

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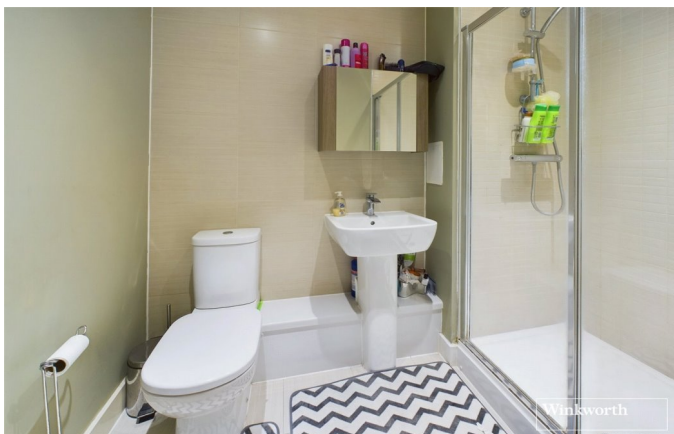
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Welcome to this spacious and stylish two-bedroom ground floor apartment, boasting over 800 square feet of modern living space. This charming residence features a generously sized living room perfect for relaxation and entertaining, alongside a sleek, compact kitchen. The apartment comprises two double bedrooms, one of which includes an en suite shower room for added convenience. In addition, there is a well-appointed modern family bathroom. Situated in a sought-after development in Colindale, this property benefits from its prime location just moments from Colindale Station (Northern Line), providing hassle-free access into the city. Residents also enjoy the added perk of dedicated parking, ensuring ease and convenience. Don't miss the opportunity to view this exceptional home. An internal viewing is a must to fully appreciate all it has to offer.



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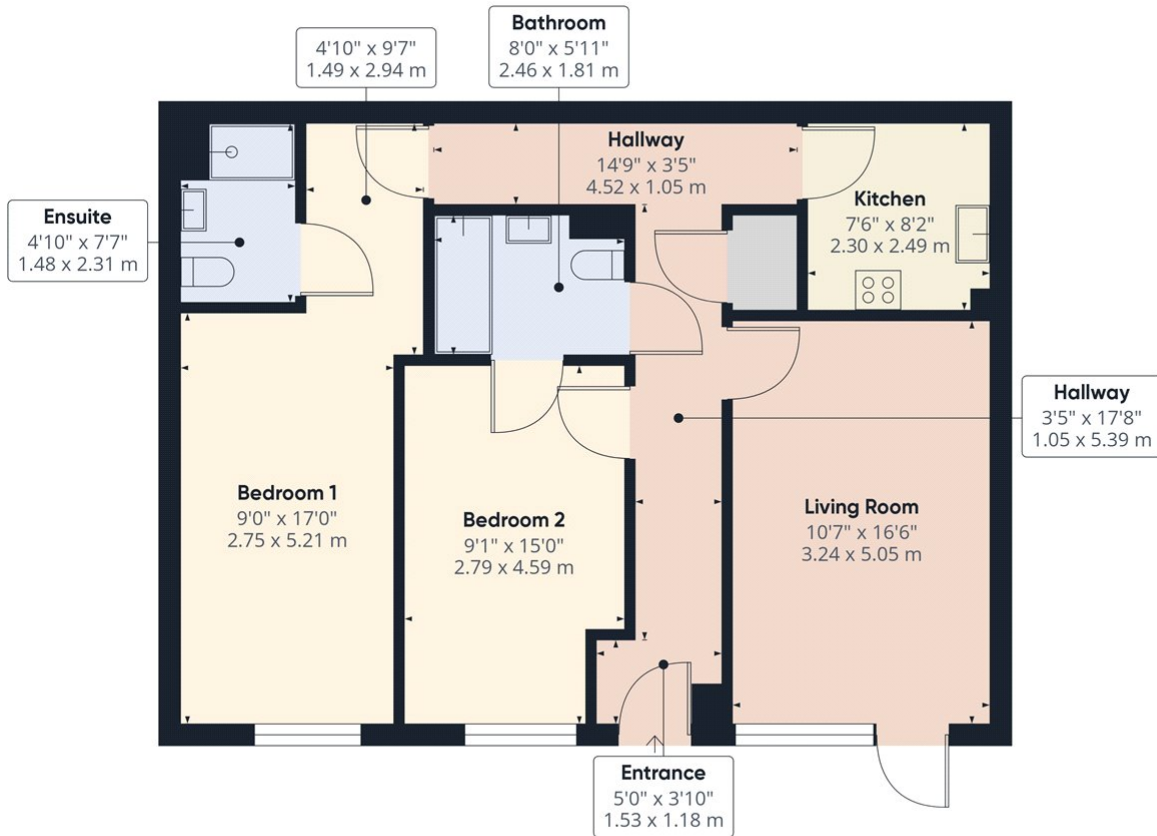
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Approximate total area⁽¹⁾
799.72 ft²
74.3 m²

(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.

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

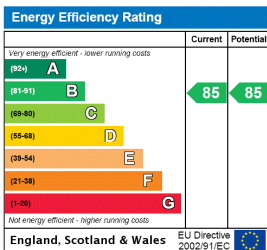
Term: 241 year and 5 months

Service Charge: £1500 per annum

Ground Rent: £ 300 Annually (subject to increase)

Council Tax Band: D

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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