



KENT COURT, NORTH ACRE, COLINDALE, LONDON, NW9

STARTING OFFERS £275,000 LEASEHOLD – APPROX 946 YEARS REMAINING.

SPACIOUS FOUR BEDROOM HOUSE. BEING SOLD VIA SECURE SALE. TERMS & CONDITIONS APPLY. STARTING OFFERS £275,000.

- **SERVICE CHARGE APPROX £480 PER ANNUM**
- **GROUND RENT APPROX £1 PER ANNUM**

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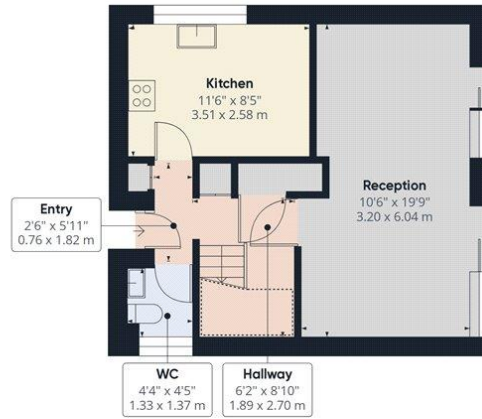
Winkworth



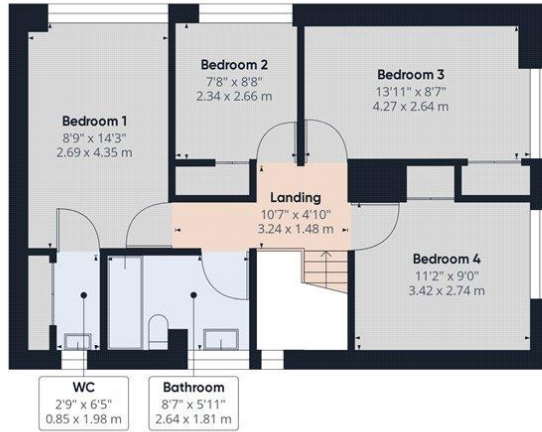
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. This townhouse, is purpose-built and leasehold, is now available for sale in the sought after Colindale Area. Boasting four generously sized bedrooms and one spacious reception room, this home offers ample space for both families living and entertaining. Given its current condition, there is ample scope for value addition through refurbishment. This not only increases the property's market value but also enhances its rental appeal. Residents' parking ensures convenience and security, and a garage also adds to the property's appeal. The townhouse benefits from proximity to local shops, schools, parks, and public transport options, making it an ideal choice for families. Situated in a terraced row, this property boasts significant potential as a buy-to-let investment. The house's intrinsic character and spacious layout make it an ideal candidate for refurbishment and value addition. An internal viewing is advised.







Ground Floor



Floor 1

Approximate total area⁽¹⁾
 974.41 ft²
 90.53 m²

Reduced headroom
 79.53 ft²
 7.39 m²

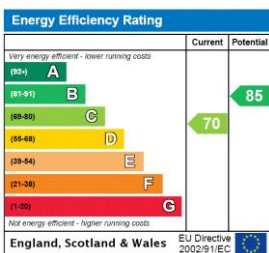
(1) Excluding balconies and terraces

☐ Reduced headroom
 (below 1.5m/4.92ft)

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

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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.



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