



PEGASUS COURT, HEATH PARADE, GRAHAME PARK WAY, COLINDALE, NW9
£400,000 LEASEHOLD

MODERN 2-BEDROOM, 2-BATHROOM APARTMENT WITH BALCONY IN COLINDALE

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DESCRIPTION:

This beautifully presented 2-bedroom, 2-bathroom apartment offers the perfect blend of contemporary design and comfort in the heart of Colindale. The spacious open-plan living and dining area is filled with natural light, creating a welcoming and versatile space for both relaxation and entertaining. The modern kitchen is equipped with high-spec appliances and sleek finishes, providing an ideal setup for everyday cooking or hosting guests.

Both bedrooms are generously sized, with the master bedroom benefiting from an elegant en-suite bathroom. The second bedroom offers versatility, making it perfect for guests, family, or a home office. The main bathroom and en-suite are designed with stylish fixtures to complement the apartment's modern aesthetic.

A private balcony provides a tranquil outdoor retreat, ideal for enjoying your morning coffee or unwinding in the evening. The apartment also features lift access, ensuring convenience for residents and visitors alike.

Located within walking distance of Colindale Underground Station (Northern Line), the property offers excellent connectivity to Central London. Local shops, restaurants, and green spaces are all nearby, making this home as practical as it is attractive.

This apartment is an excellent choice for professionals, couples, or investors looking for modern living in a vibrant and well-connected area.

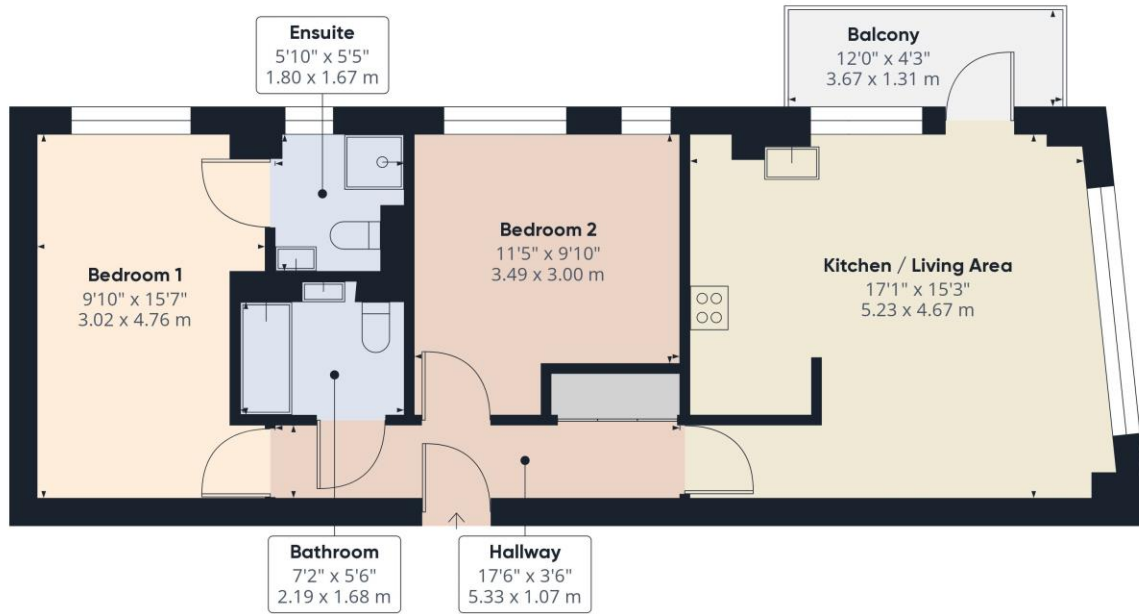
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Approximate total area⁽¹⁾
681.03 ft²
63.27 m²

Balconies and terraces
51.56 ft²
4.79 m²

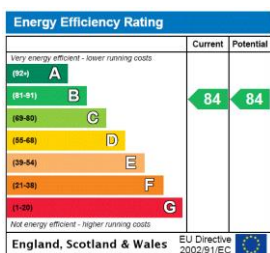
(1) Excluding balconies and terraces

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

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: 240 years

Service Charge: £1884 per annum

Ground Rent: Peppercorn

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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