

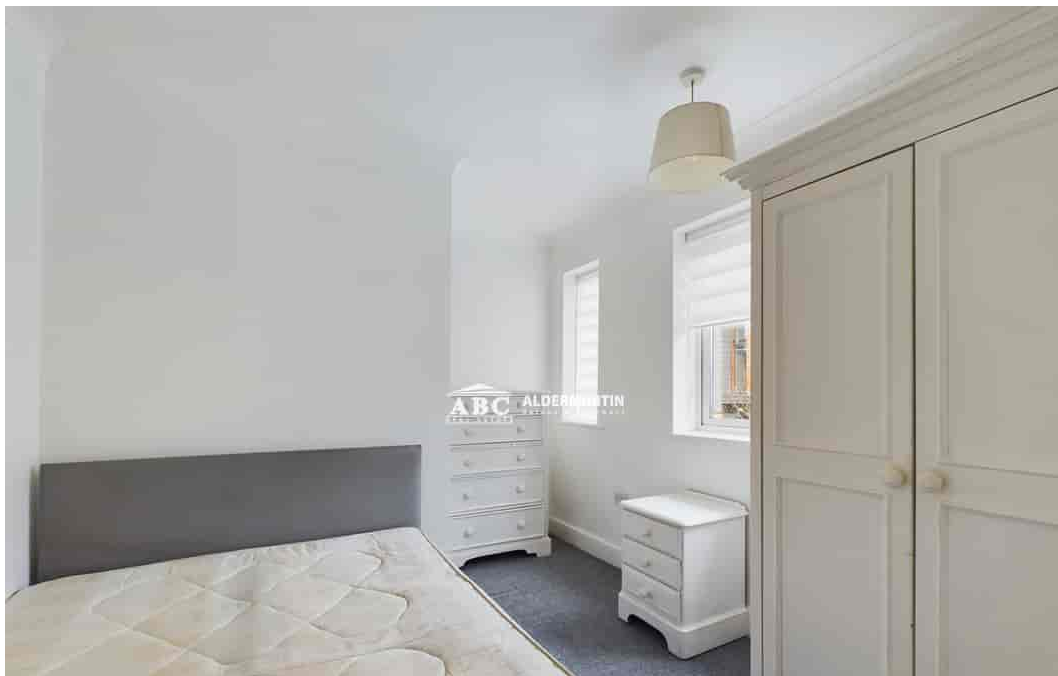


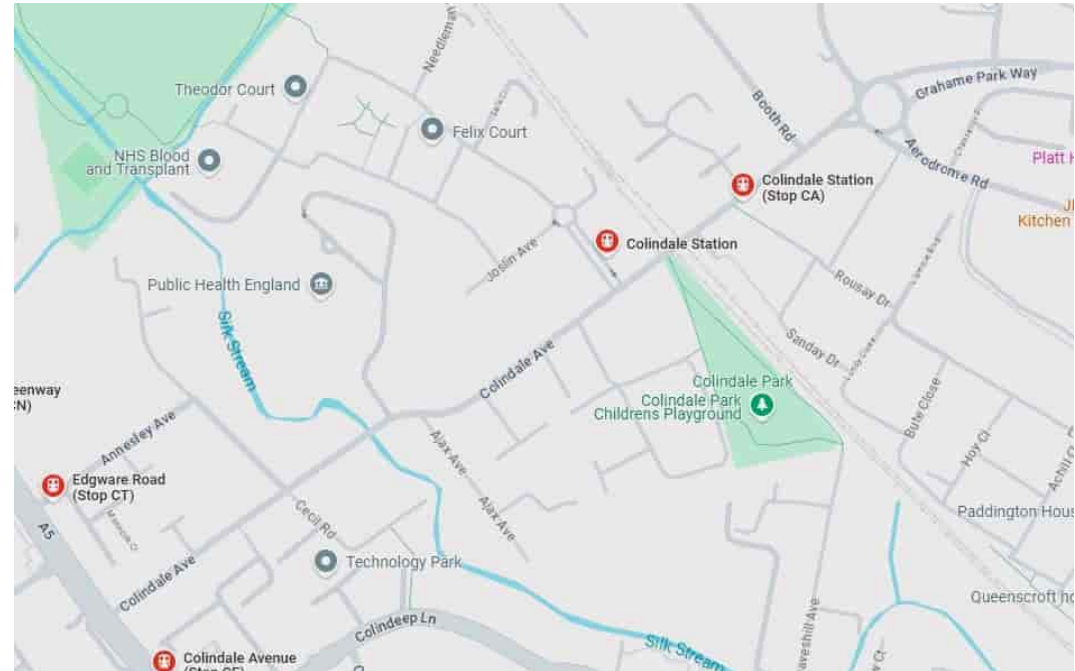
ALDERMARTIN
Baines & Cuthbert

Ajax Court, Colindale. NW9 5EY

**£359,950
Leasehold**



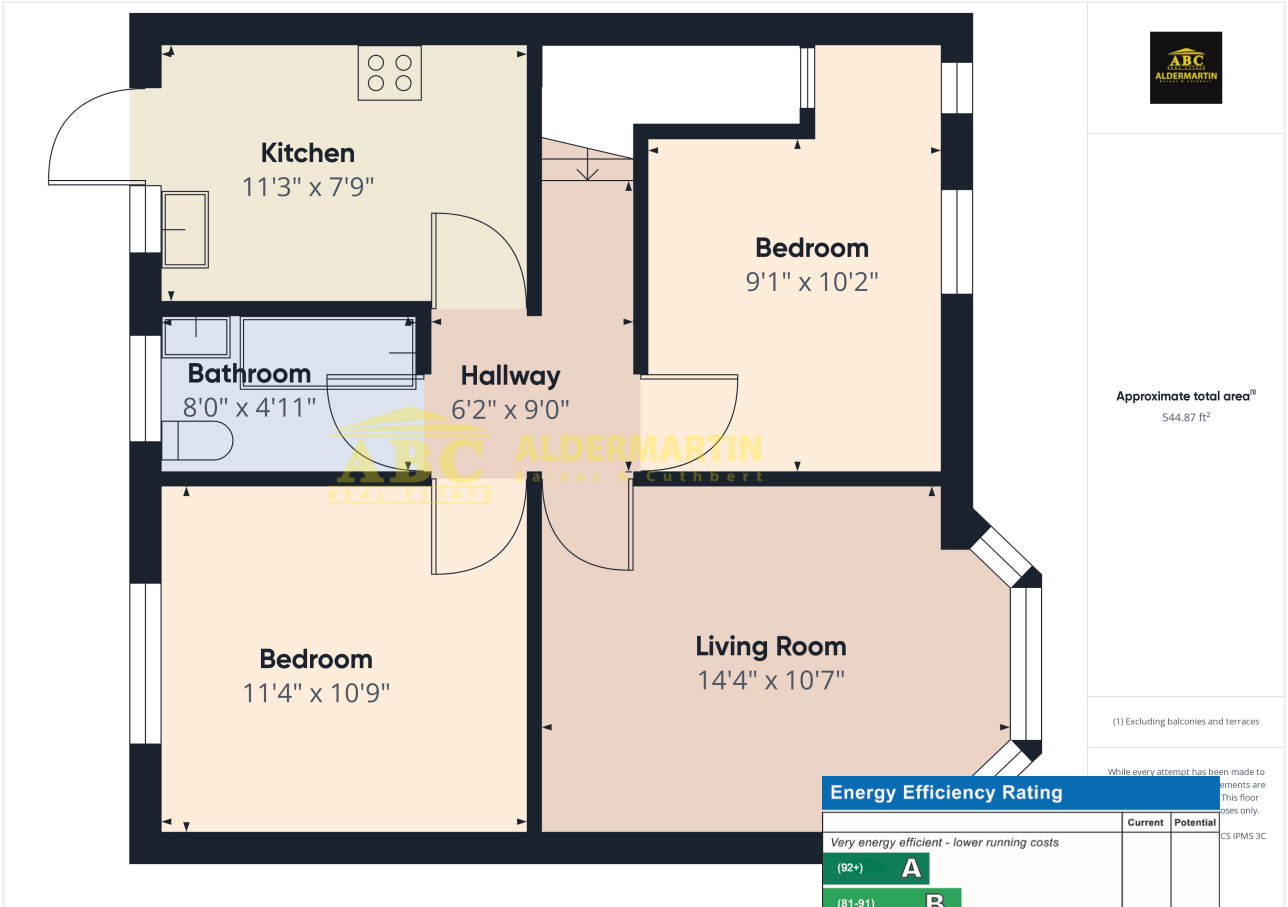




- EPC RATING "C" - COUNCIL TAX BAND C
- EAT IN KITCHEN
- CLOSE TO SHOPS & TRANSPORT

- FIRST FLOOR MAISONETTE
- LARGE RECEPTION ROOM
- UNRESTRICTED PARKING

- TWO DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- GOOD DECORATIVE ORDER



ABC ALDERMARTIN

Approximate total area⁽¹⁾
544.87 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure the information is correct, it is not a guarantee. Elements are for information only. CS IPMS 3C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

This first floor maisonette is located in a very convenient position, close to shops and transport links.

Just along Colindale Avenue to Edgware Road there are several superstores, and bus routes into central London. In the other direction Colindale Station is only a short walk away.

The property, which is in good decorative order, comprises two double bedrooms, a spacious reception room, and a separate fitted kitchen, which has room for a breakfast table and chairs.

A private garden can be accessed via a staircase from just outside the kitchen door.

There is unrestricted parking in much of Ajax Avenue.



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