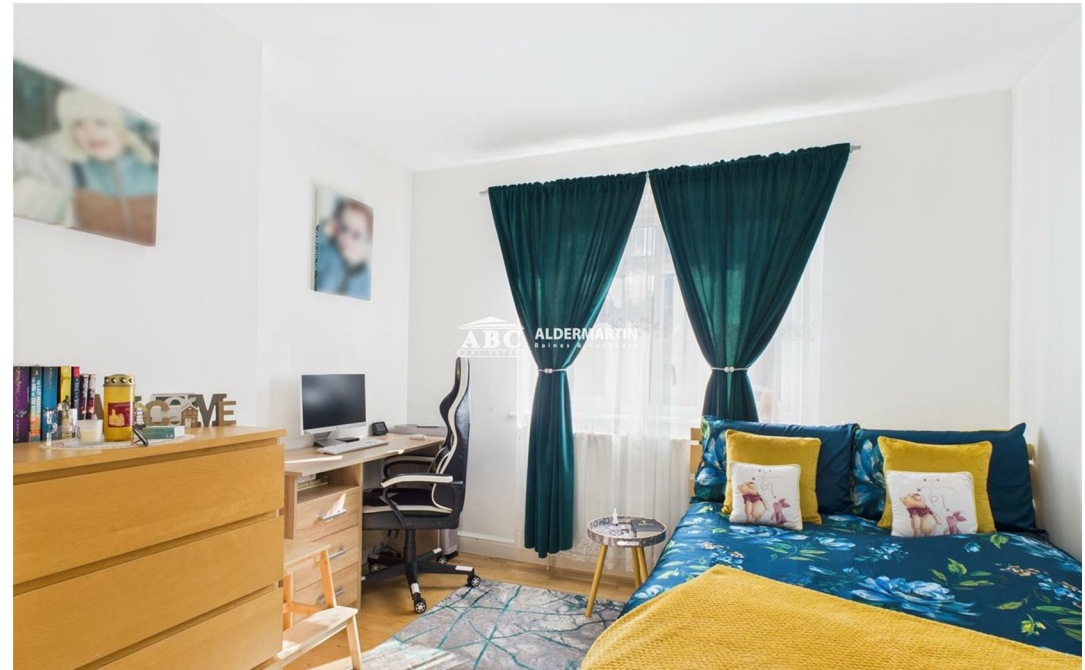
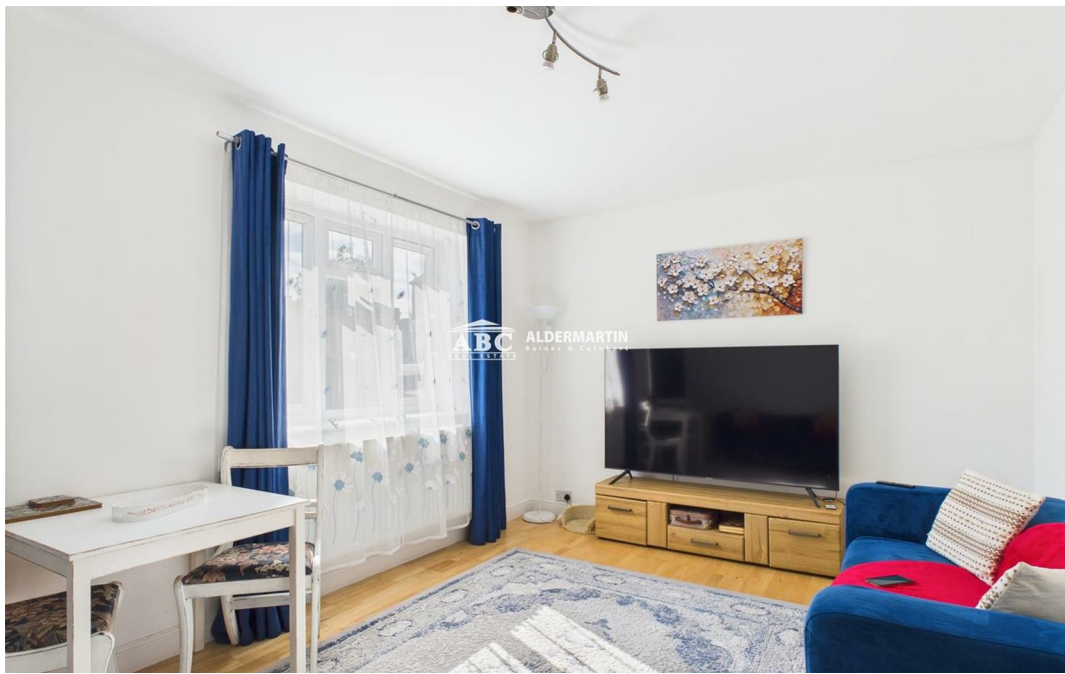




**Southbourne Court, Colindale NW9 5BP**

**£299,999**  
**Leasehold**

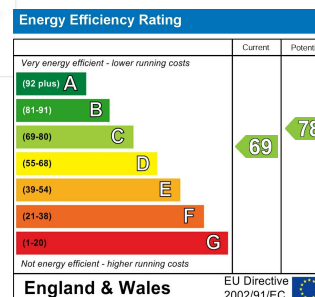




- TWO BEDROOM GROUND FLOOR FLAT
- REAL WOODEN FLOORING.
- TRANSPORT LINKS AND SHOPS CLOSE BY

- DOUBLE GLAZING
- RECENTLY DECORATED & EXCELLENTLY MAINTAINED
- CHAIN FREE

- OFF STREET PARKING
- SEPARATE FITTED KITCHEN
- EPC RATING C - COUNCIL TAX BAND C



This very tidy and excellently maintained ground floor two double bedroom flat is located very close to the local shops and transport links, and midway between Burnt and Colindale Northern Line underground stations.

The kitchen worktops, hob, cooker extractor and sink are all only a month old.

This is an ideal property for a first time purchaser or for or an investor, and it has been realistically priced to attract a quick sale.

The remaining lease is over 130 years. The service charges are extremely reasonable, and there is only a peppercorn ground rent.

**Disclaimer**

In accordance with the 1991 Property Misdescriptions Act, these details, photographs, and the floor plan have been prepared in good faith and as a general guide, not a statement of fact. We have not carried out a survey and the services, appliances and specific fittings have not been tested. Measurements are approximate and where possible taken to the widest point.

Any information regarding lease details, service charges, ground rent etc. have been supplied by our client and to the best of our knowledge is correct. However, we strenuously recommend that you ask your solicitor to ratify it.

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