



Charcot Road, London, NW9

**Offers in excess of:
£325,000**

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The apartment offers a spacious open-plan reception and kitchen area, providing a comfortable layout for both everyday living and entertaining. The modern kitchen is fitted with integrated appliances and ample storage, while the reception area offers plenty of space for both dining and relaxation.

The principal bedroom benefits from an en-suite shower room, while the second bedroom is well-sized and served by a separate contemporary family bathroom. The property also provides useful built-in storage and a well-balanced layout throughout.

Residents of the development benefit from secure underground parking and access to well-maintained communal areas. There are a range of on-site amenities, including cafés, restaurants and convenience stores. The property is conveniently located within easy reach of Colindale Underground Station, offering direct access into Central London.

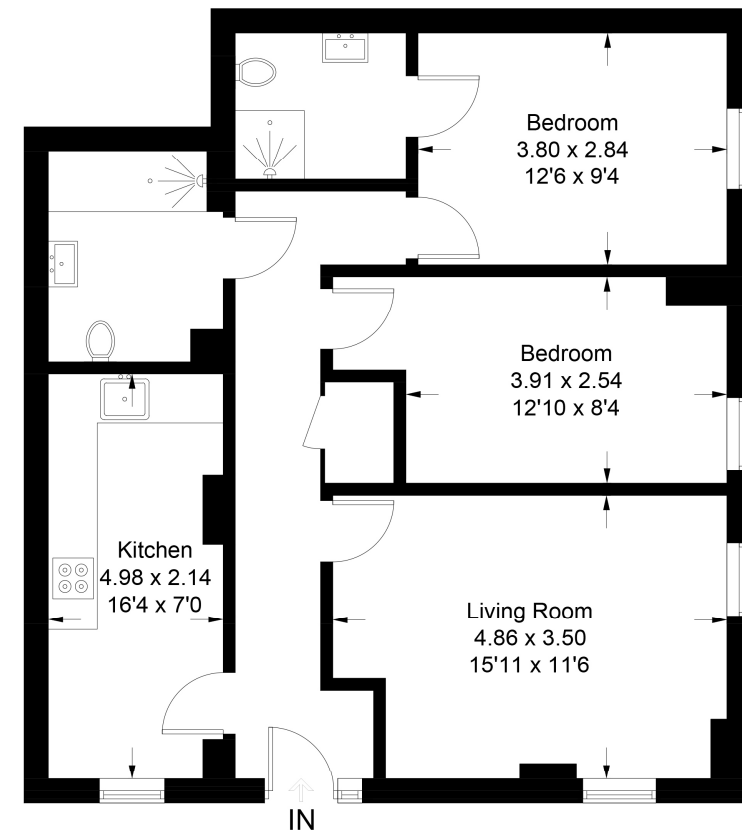
Council Tax Band:

Service Charge (per annum): £2,000.00

Ground rent (per annum): £125.00

- Leasehold
- Two well-proportioned bedrooms
- Allocated parking within secure underground
- Two bathrooms including one en-suite
- Spacious open-plan reception and kitchen area
- Modern kitchen with

Charcot Road, NW9



Approximate Gross Internal Area = 73.6 sq m / 792 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1280450)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.