



**Brocade Court
Colindeep Lane
London
NW9**

Offers in Excess of £215,000

bettermove

Colindeep Lane London

Bettermove are proud to present this studio flat in London, available with no forward chain.

The property benefits from double glazing, and electric heating throughout, with one allocated parking space available.

The council tax band is B.

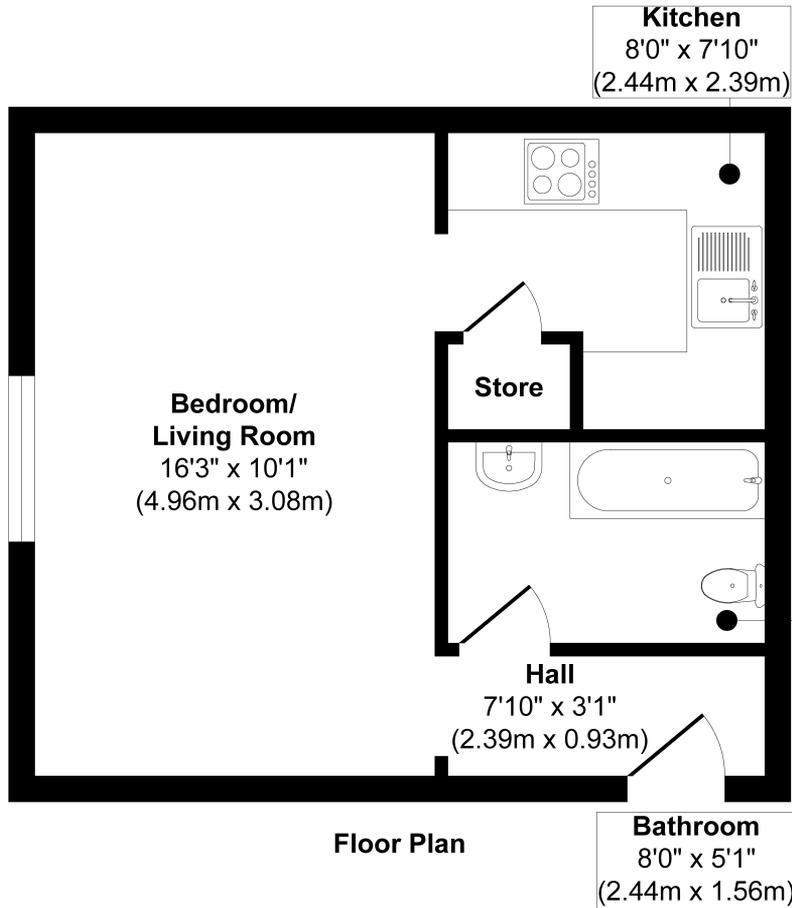
This is a leasehold property with 62 years remaining on the lease; the service charge is £1,615.00 per annum, including the ground rent.

The interior of this well presented, ground floor property comprises a spacious living/bedroom area, fitted kitchen, and family bathroom.

Located in the popular area of Colindale, in the London borough of Barnet, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Colindale Underground Station, giving links on the Northern Line, a variety of local bus routes, and quick access to the M1.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Floor Plan

Approx. Gross Internal Floor Area 302 sq. ft / 28.04 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B	90	92
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	90	92
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		



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