

Ledger Court, Chronicle Avenue, Colindale, NW9

Asking Price: £430,000

Benham & Reeves

Ledger Court, Chronicle Avenue, Colindale, NW9

2 Bedroom (s) 2 Bathroom (s) Leasehold

Spanning an approximate 825 square feet is this well presented two bedroom, two bathroom, fourth floor apartment. The apartment offers bright accommodation throughout with its eastern aspect. Featuring a closed off kitchen with integrated appliances and stylish tiling, spacious living room with access to a large private balcony overlooking Colindale Park, two double bedrooms each benefiting from direct bathroom access and ample room for storage. The contemporary bathroom and ensuite benefit from fully tiled floor and walls, and heated towel rails. Further benefits include lift access, communal gardens for residents, a long lease, and no onward chain.

The Edition development which was the former British Newspaper Library site in Colindale is directly opposite Colindale tube station, connecting you to London Euston on the Northern Line within 21 minutes (approx.). Residents will also be moments away from gyms, cafés, restaurants, Ofsted rated 'Outstanding schools, and other transport links: for example Bus 186 taking you to Brent Cross shopping mall in 11 minutes (approx.)







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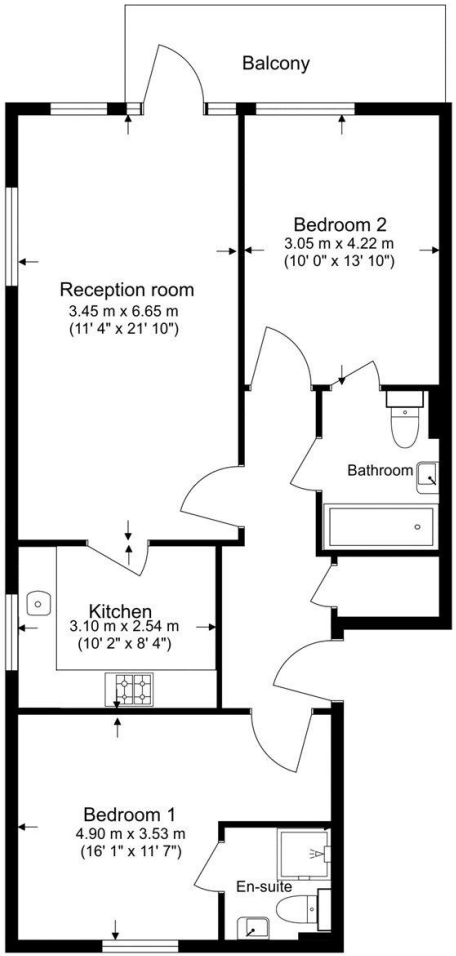


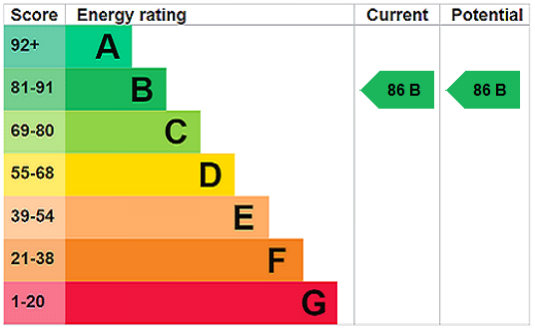

Property Features:

- Chain Free
- Well Presented Two Bedroom Apartment
- Two Bathrooms
- Fourth Floor (With Lift Access)
- 825 Square Feet (Approx)
- Private Balcony Overlooking Colindale Park
- Residents Communal Gardens
- Colindale Tube Station (Northern Line)

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4th Floor
Total Gross Internal Area
76.7 Sq/m - 825 Sq/ft





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£430,000
Tenure:	Leasehold Expires 23/06/2265 Approximately 238 Years Remaining
Ground Rent:	£580.00 (per annum) For the year of 2026
Service Charge:	£1,900.00 (per annum) For the year of 2026
Anticipated Rent:	£2,000.00 pcm Approx. 5.6% Yield

Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: CHD260034

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