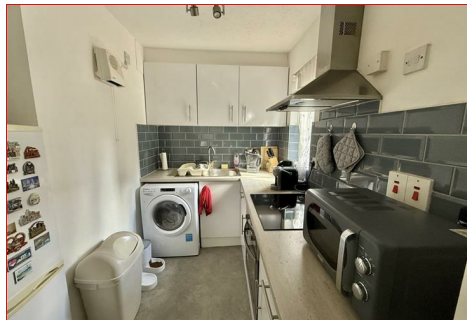




**BENJAMIN  
STEVENS.**  
estate agents



2 Pasteur Close, London, NW9 5HQ

**Asking Price £170,000**

A Chain Free Share Of Freehold Ground Floor Studio Apartment for sale in the heart of Colindale!

This property comprises a spacious bedroom/reception room with a kitchen and a separate family bathroom.

The features of this property are it's allocated parking, communal gardens and is walking distance to local transport links/shopping.

Call Benjamin Stevens sole agents to book in a viewing!

## Exterior



## Bathroom



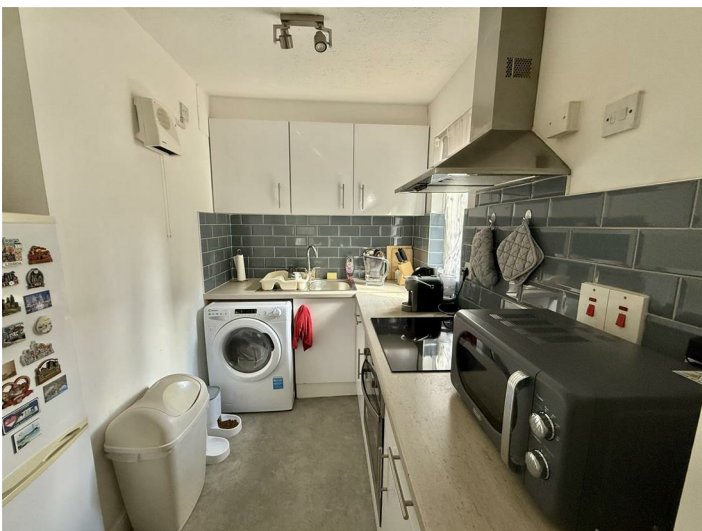
## Studio Room 15'7" x 13'3" (4.75 x 4.04)



## Communal Gardens



## Kitchen 9'3" x 7'8" (2.82 x 2.34)

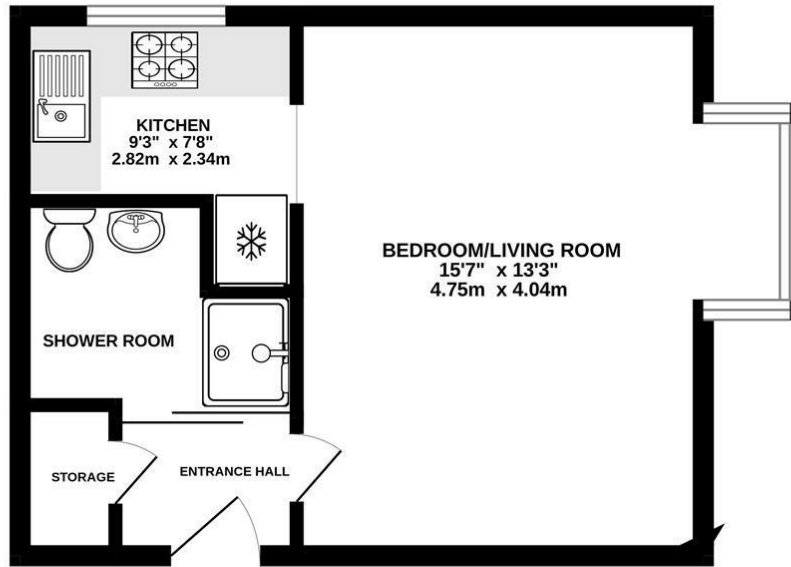


## Tenure

SHARE OF FREEHOLD  
Lease- 88 years remaining  
Ground Rent- £0  
Service Charge - £1,506.82pa  
Council Tax Band- B (Barnet)

# Floor Plan

GROUND FLOOR  
303 sq.ft. (28.1 sq.m.) approx.

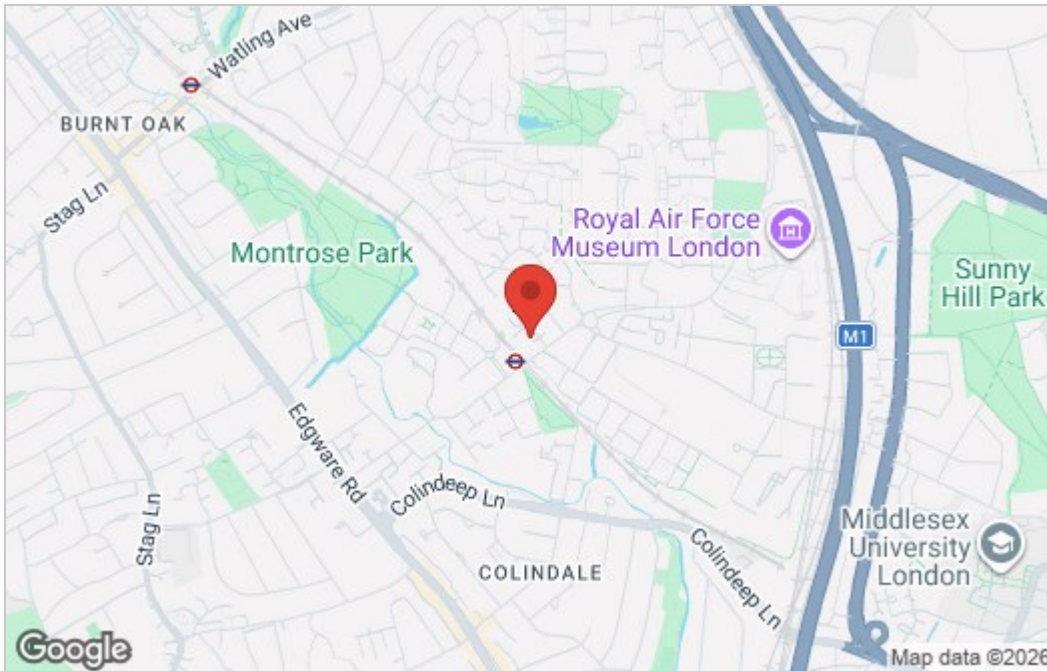


STUDIO FLAT

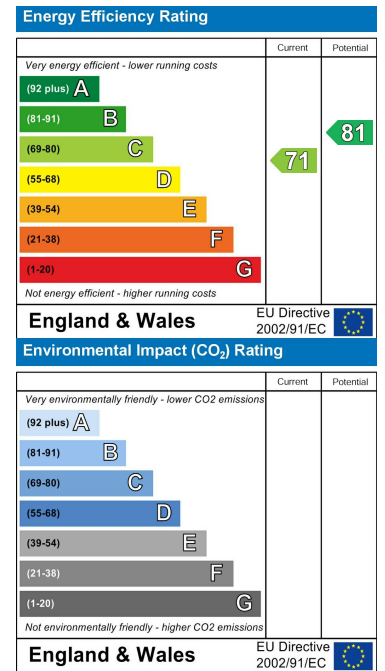
TOTAL FLOOR AREA: 303 sq.ft. (28.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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