



**Flat 3 Geneva Court, Rookery Way, London, NW9 6GA**  
**Asking Price £295,000**



This well-presented one-bedroom ground floor apartment (521 sq. ft) is set within a purpose-built block on Rookery Way, Colindale NW9. The property offers a bright reception room with wooden flooring and direct access to communal gardens, a separate kitchen, double bedroom and bathroom. Further benefits include a secure underground parking space, with the underlying lease having circa 974 years remaining. Ideal for first-time buyers or investors, conveniently located for local amenities and transport links. Located in the heart of Colindale (NW9), the property is well positioned for local amenities, transport links and green spaces, making it an excellent choice for commuters and residents alike.

Early viewing is highly recommended.



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