

LEASEHOLD



Flat - Purpose Built

FLAT 13, 4, CASA COURT BRISTOL AVENUE, LONDON, NW9 4BT

Offers Over

£425,000

FEATURES

- 2 Spacious Double Bedrooms
- Low Service charge
- Ready to move-in
- Abundance of natural light
- 4th Floor with Lift
- Long Lease (118 years)
- High specification fully fitted kitchen
- 7 minute walk to Colindale Station



HAYMILLS
Expertise Experience Engagement

Modern 2-Bedroom Apartment with Balcony & Scenic Views – 7 Minutes from Colindale Station

Haymills are delighted to present this beautifully maintained, modern two-bedroom apartment located on the fourth floor of a sought-after development in Colindale. With a generous 816 sq ft of living space, this home offers comfort, style, and practicality in equal measure. The apartment features two spacious double bedrooms, a stylish bathroom, and a bright open-plan living area with floor-to-ceiling windows that flood the space with natural light. The contemporary, fully integrated kitchen comes complete with high-quality appliances—perfect for modern living.

Step out onto the large balcony, an ideal space for morning coffee or evening relaxation, offering panoramic views across Colindale and extending your living space outdoors.

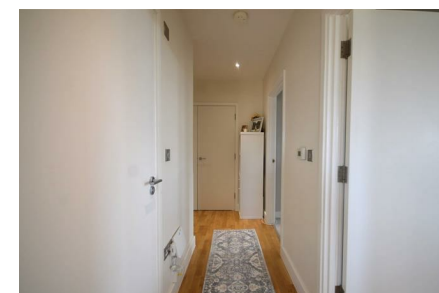
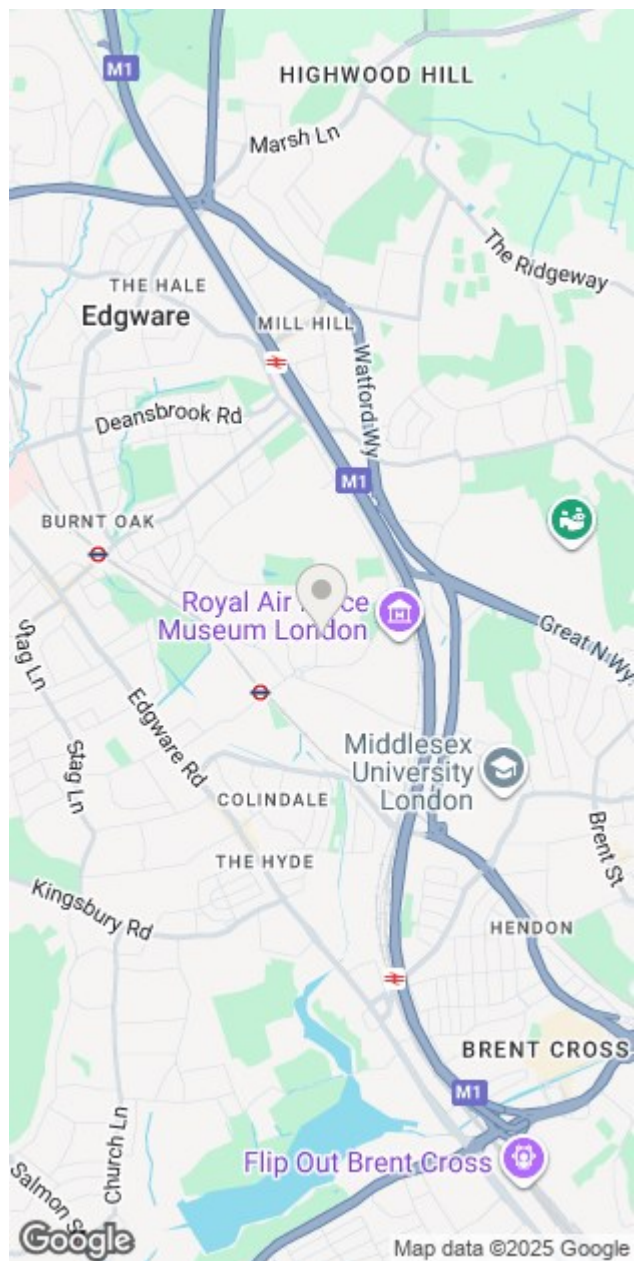
Additional highlights include:

- Just a 7-minute walk to Colindale Underground Station (Northern Line, 23 mins to Kings Cross); 2-minute walk to multiple bus routes, and a short drive from A1 and M1 motorways.
- Long lease (c. 118 years remaining)
- Quiet, family-friendly neighbourhood
- Access to communal gardens and a children's play area
- Lift access for ease and convenience
- Well-insulated with excellent energy performance, keeping utility bills low
- Beautifully presented bathroom and bedrooms
- Street parking readily available (residents permit)
- A dedicated, secure storage room shared with only one neighbour
- Secure intercom and entry system

This flat is part of a low-density floor with only two apartments on this floor, offering enhanced privacy, peace, and security. Unlike many flats, you won't struggle for storage thanks to the additional locked storage room.

With a relatively low service charge and strong appeal to both homeowners and buy-to-let investors, this property is priced to sell—not to speculate.

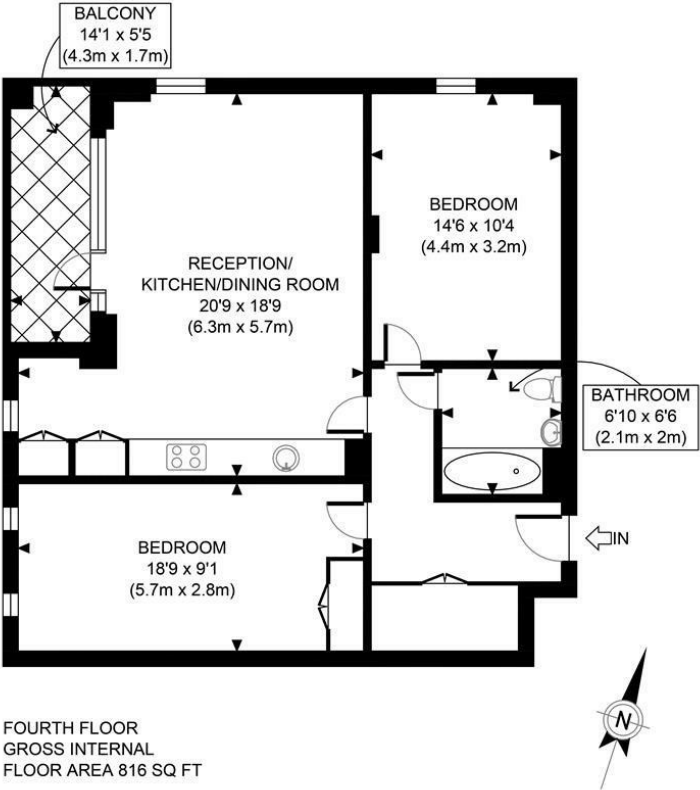
Don't miss out on this rare opportunity.



#HAYMILLS SALES | 292 PRESTON ROAD, HARROW, HA3 0QA

Call us on
0208 904 8822
info@haymills.uk

Council Tax Band
D



APPROX. GROSS INTERNAL FLOOR AREA 816 SQ FT / 76 SQM Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	Casa Court NW9	
	date:	03/02/21
	photoplan	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

