



St Georges Avenue, Colindale, NW9
£2,800 Per Calendar Month

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ESTATE AGENTS

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Property Description

A Four Bedroom Semi-Detached family house arranged over Three Floors and located close to the shopping and transport facilities of Colindale.

The remaining accommodation comprises Two Reception Rooms, a Modern Fully Fitted Kitchen, Two Shower Rooms (One En-Suite), Family Bathroom and Guest WC.

Other benefits include Double Glazing, Secluded Paved Garden, Off Street Parking and a Garage.

Available Now on an Part Furnished basis.

Council Tax Band F.

Sole Agent.

Key Features

- SEMI-DETACHED FAMILY HOUSE
- TWO RECEPTION ROOMS
- TWO SHOWER ROOMS (ONE EN-SUITE)
- SECLUDED PAVED GARDEN
- PART FURNISHED
- FOUR BEDROOMS
- MODERN FULLY FITTED KITCHEN
- FAMILY BATHROOM & GUEST WC
- OFF STREET PARKING & GARAGE
- COUNCIL TAX BAND F

Important Information

- **Price:** £2,800 Per Month
- **Council Tax Band:** F
- **EPC:** E
- **Locaton:** Colindale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



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