

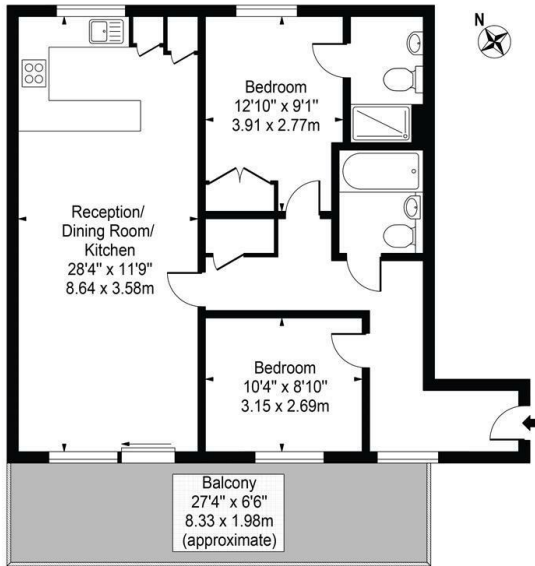


## Amelia House, Boulevard Drive, Colindale, London, NW9

Asking Price £550,000

- Two Bedroom
- Modern Integrated Open Kitchen
- Access To Residents'-Only Podium Garden
- Two Bathroom
- Large Balcony
- Colindale Tube Station (Northern Line)
- Large Living Room
- Residents Gym, Swimming Pool & Spa Facilities
- Long Lease of 980 years

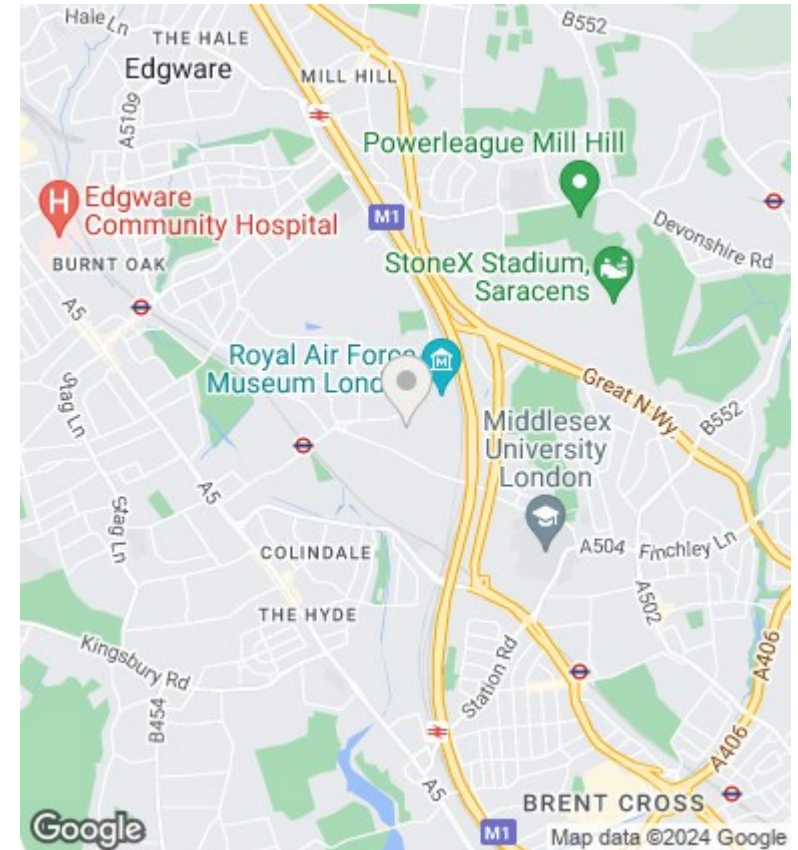
**Amelia House**  
 Approx. Gross Internal Area 780 Sq Ft - 72.46 Sq M



**Second Floor**

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



**Directions**

**Viewings**

Viewings by arrangement only. Call 02070990800 to make an appointment.

**Council Tax Band**

D

**EPC Rating:**

C

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