



Flat 75, Geneva Court, 2 Rookery Way

Guide Price £300,000

JOSEPH SCOTT



Flat 75

Geneva Court, London

This well-presented one bedroom apartment is offered to the market **chain free** and would make an excellent first-time purchase or rental investment.

Set within a modern development, the property features a bright lounge with direct access onto the communal gardens, a separate fitted kitchen, spacious double bedroom and a shower room. Residents benefit from landscaped gardens, lift access and secure allocated parking.

Conveniently located for Colindale Underground Station (Northern Line) and Hendon Rail Station, the property offers excellent transport links into Central London. Local shops, supermarkets, cafés and West Hendon Playing Fields are all within easy reach, providing both convenience and green open space.

Leasehold - 123 Years Remaining

Annual Service Charge - Circa £1400

Ground Rent - £10

Council Tax band: C

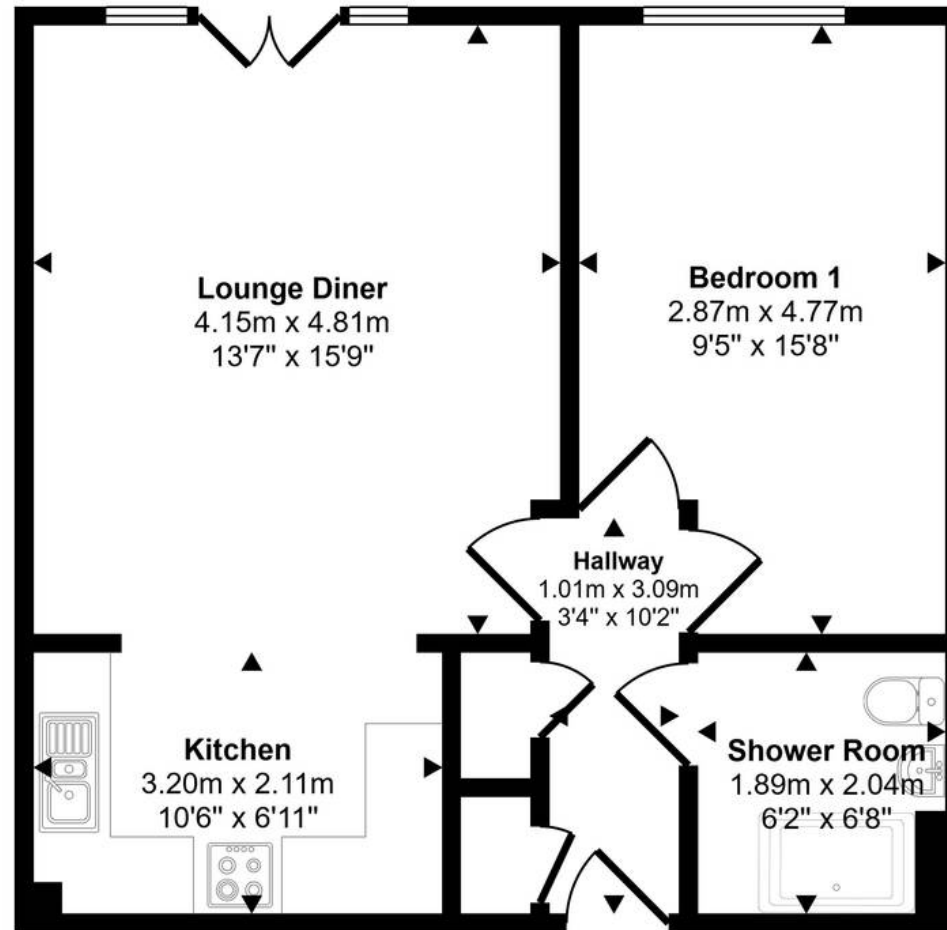
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Approx Gross Internal Area
50 sq m / 538 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.