



Flat 22, Times Court, 3 Guardian Avenue

In Excess of £400,000

JOSEPH SCOTT



Flat 22

Times Court, London

Joseph Scott Presents:

Chain free! A Well Presented Two Bedroom, Two Bathroom Apartment, Located 0.2 Miles From Colindale Station

This property comprises of a spacious lounge area and seperate kitchen

From the lounge, you also have the added perk of direct access onto the private balcony area, overlooking the surrounding, quiet and residential area

This property also comprises with two double bedrooms, one with the inclusion of an en suite

Further benefits include an added family bathroom, ample storage points and the main attraction being allocated underground parking, included around the block. Also no cladding issues.

This property would make for a great purchase for first time and investment buyers alike

Tenure - Leasehold - 241 years remaining

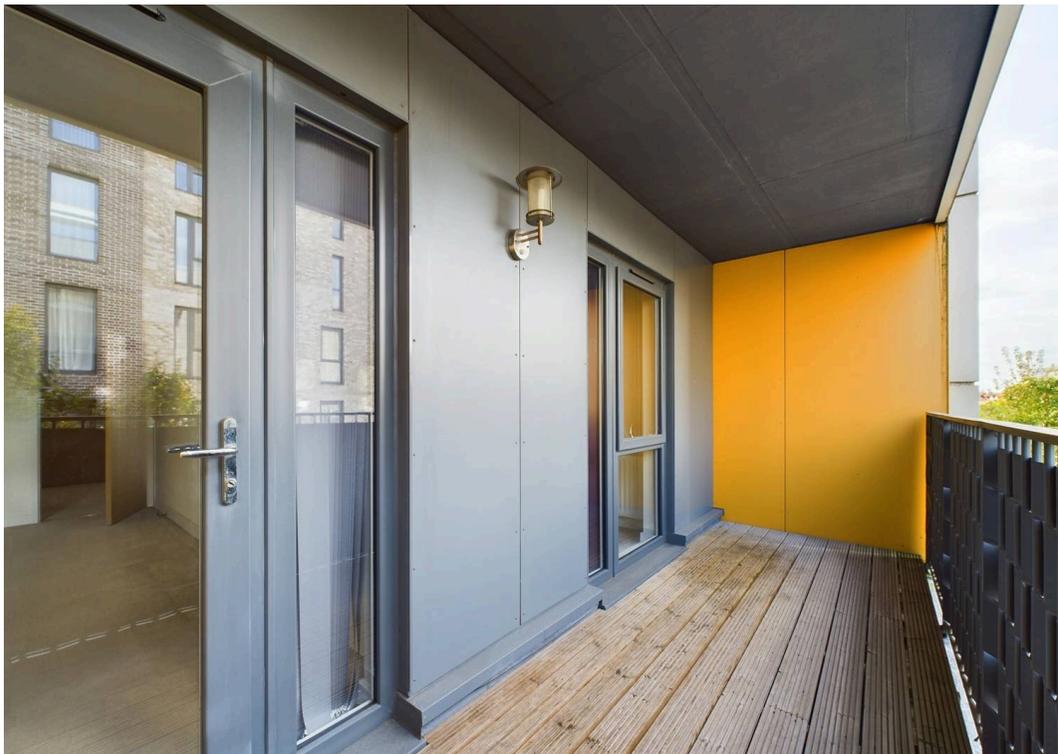
Service Charge - Circa £3000 Per Year

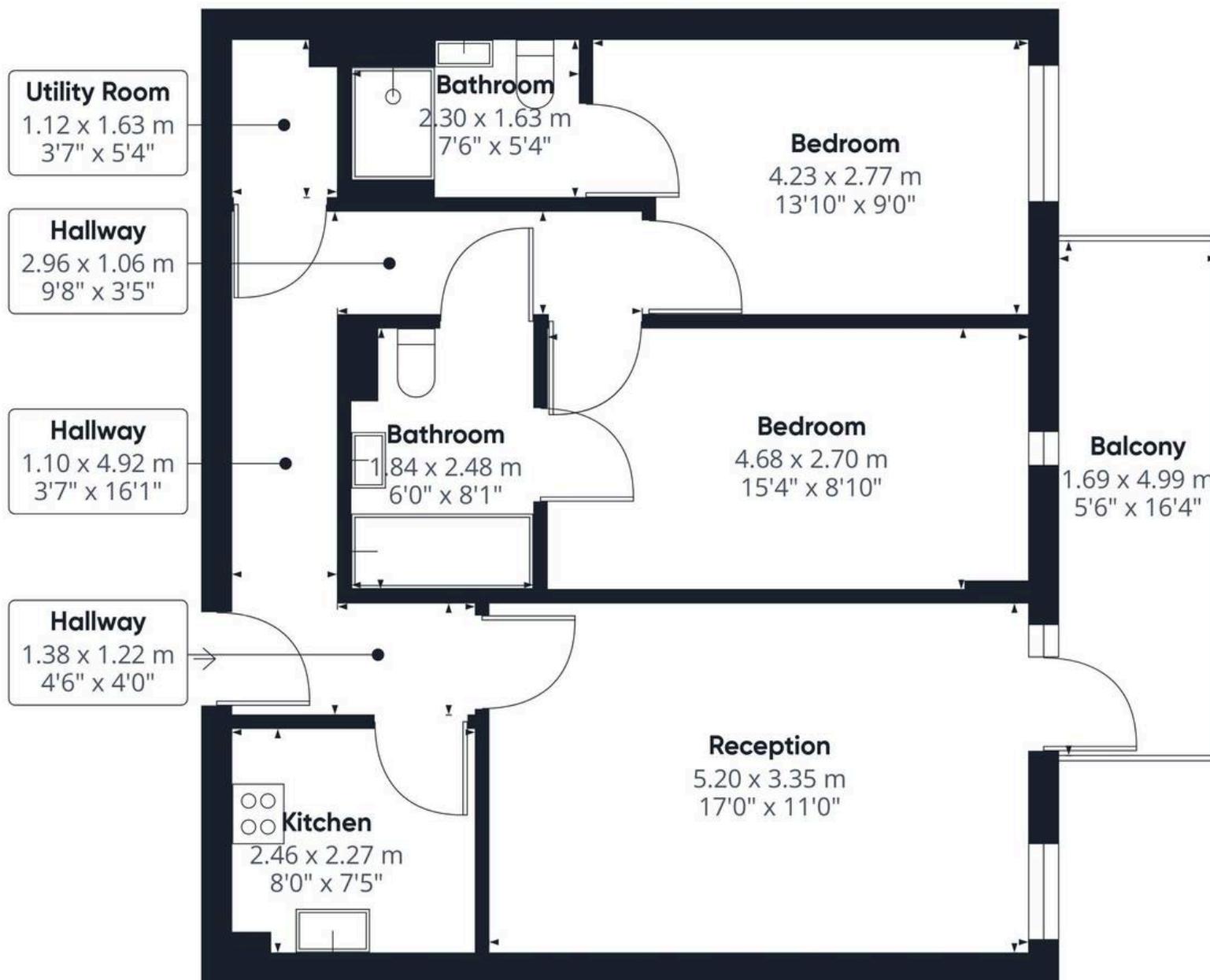
Ground Rent - Circa £600 Per Year

Council Tax band: TBD

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A





Approximate total area⁽¹⁾

66.47 m²
715.46 ft²

Balconies and terraces

8.39 m²
90.31 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360