



Flat 33, Butterfly Court, 16 Acklington Drive

Guide Price £330,000

JOSEPH SCOTT



Flat 33

Butterfly Court, London

A beautifully presented two-bedroom, two-bathroom apartment set within a sought-after modern development, offering stylish open-plan living, lift access and a private balcony. Ideally located just 0.8 miles from Colindale Underground Station (Northern Line), the property combines contemporary design with excellent connectivity.

The accommodation comprises a bright open-plan kitchen/reception room with integrated appliances and direct access to the balcony, a principal bedroom with en suite shower room, a well-proportioned second bedroom and a modern family bathroom. Residents also benefit from well-maintained communal areas and lift access throughout the building.

Perfectly positioned close to local shops, parks, highly regarded schools including Blessed Dominic Catholic Primary School (Outstanding Ofsted), and excellent transport links, this home is ideal for first-time buyers, downsizers and investors alike.

Leasehold: Approx. 236 years remaining
Service Charge: £205 pcm (including ground rent)

Council Tax Band: D

EPC Rating: B/B



