



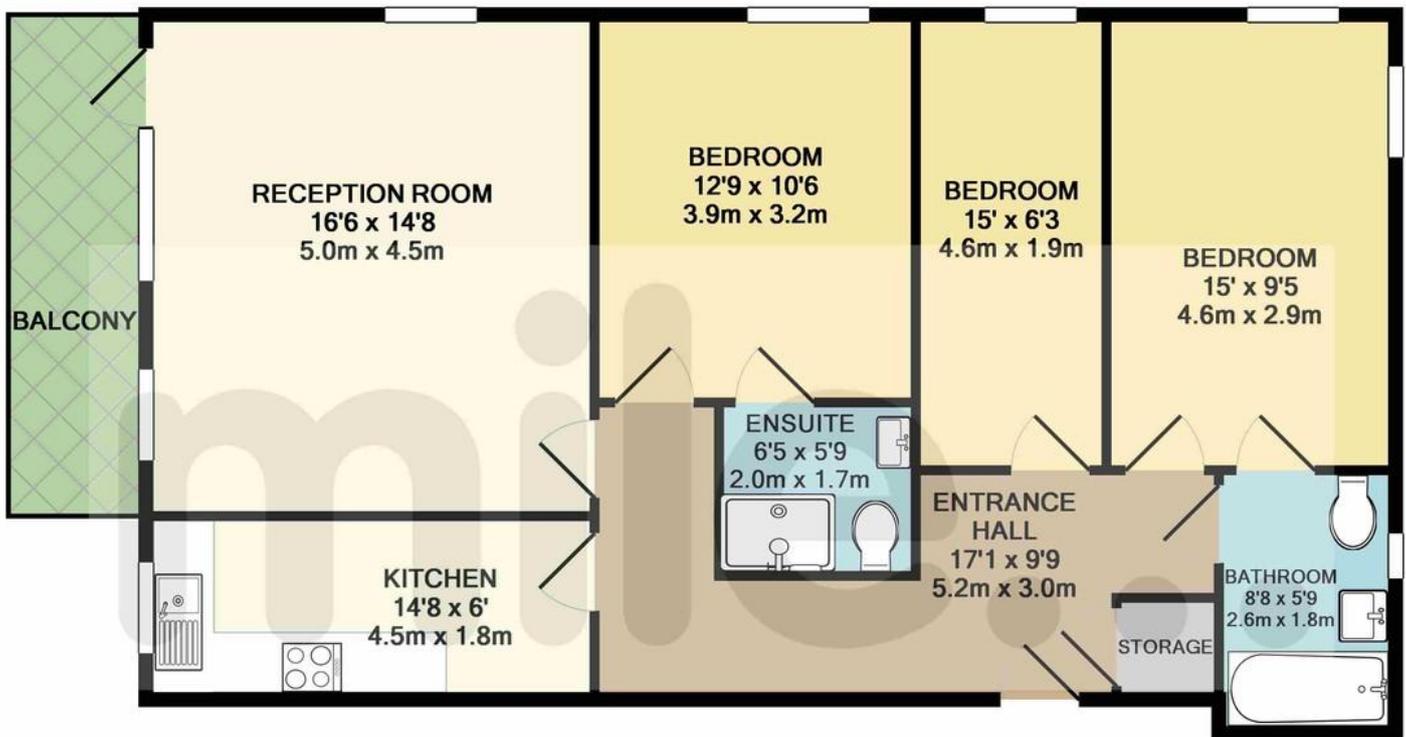
MILE



## The Edition, Colindale, London NW9 £560,000 Leasehold

\*\*\*Sole Agents\*\*\* mile... is delighted to bring to the market this fantastic **THREE DOUBLE BEDROOM** apartment set on the fourth floor of this highly sought after Development opposite Colindale (Northern line) station. The apartment consists of three double bedrooms, two modern bathrooms (one ensuite), large 16ft approx. reception room with double aspect windows and direct access onto a great size private balcony with great views, a modern fitted kitchen with Granite worktops, plenty of storage, secure underground gated parking space, communal gardens, lift and video entry phone.  
EPC Rating: B

- Three double bedrooms
- Two bathrooms (one ensuite)
- Large reception room
- Walking distance Colindale station
- Modern fitted kitchen
- Underground parking
- Amazing views
- Lift
- Communal gardens
- **MUST BE SEEN TO AVOID DISAPPOINTMENT!!**



TOTAL APPROX. FLOOR AREA 927 SQ.FT. (86.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**MONEY LAUNDERING REGULATIONS 2003:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.