



**FOR SALE**

## Montrose Court, LONDON, The HydeCOLINDALE NW9

CALLING ALL 'BUY TO LET' INVESTORS & 'FIRST TIME BUYERS'!!!

Make your mark and get onto the property ladder with this spacious and well presented second floor purpose built two bedroom apartment which is being sold on a chain free basis.

The apartment consists of a spacious bright lounge, fitted kitchen, 2 double bedrooms, 3 piece bathroom and communal gardens.

The property is ideally located off Edgware Road and within close distance to all local amenities, including Burnt Oak Station (Northern Line).

Don't miss out, CALL NOW!!

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(49-54)	E		
(35-48)	F		
(1-34)	G		
No energy efficient - Major energy costs			
England, Scotland & Wales			

**£285,000 Leasehold**

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## SECOND FLOOR

### Entrance to Hall

Side aspect wooden door, radiator, phone entry system, access to loft, tiled floor, storage cupboard housing electric meter and fuse box.

### Reception

14' 1" x 10' 6" (4.29m x 3.20m) Front aspect double glazed window, radiator, power points, picture rail, telephone point, television point, carpet.

### Kitchen

9' 7" x 6' 4" (2.93m x 1.92m) Rear aspect double glazed door with frosted window, range of wall mounted and base level units, stainless steel sink with mixer tap, gas hob mounted into worktop, oven housed in under unit, space for washing machine, space for fridge freezer, chimney extractor fan, power points, storage cupboard, housing gas meter and combination boiler, part tiled walls, fully tiled floor.

### Bedroom One

10' 9" x 12' 10" (3.28m x 3.90m) Front aspect double glazed window x2, radiator, power points, picture rail, carpet.

### Bedroom Two

9' 8" x 8' 7" (2.95m x 2.62m) Rear aspect double glazed window, power points, radiator, picture rail, carpet.

### Bathroom

Rear aspect double glazed frosted window, low level WC, hand wash pedestal basin, panel enclosed bath with mixer tap and shower attachment, radiator, part tiled walls, fully tiled floor.

### Front Garden

Communal.

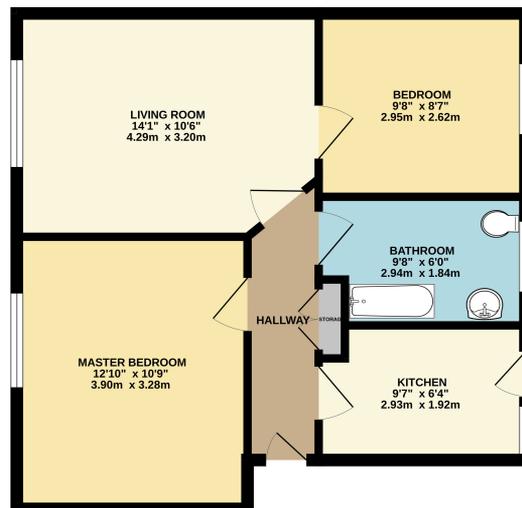
### Rear Garden

Communal.

### EPC

## Floorplan

GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 523 sq.ft. (48.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The network, content and appearance shown here has not been tested and no guarantee as to their operability or reliability can be given.  
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NB: Please note that all fittings, kitchen appliances and heating systems have not been tested by Mishca & Co Sales & Lettings. Whilst we endeavour to make our sales details accurate and reliable. Room sizes should not be relied upon for carpets and furnishings. If there is any point, which is of particular important to you, please contact our office and we will be pleased to verify any information for you. Do so particularly if contemplating travelling some distance to view this property.