



FLETCHER COURT

COLINDALE, NW9



OFFERS IN
EXCESS OF
£270,000



FLETCHER COURT COLINDALE NW9

- One Bedroom Apartment
- Prime location in Pulse Development
- Bright and spacious layout
- Modern kitchen with integrated appliances
- Newly refurbished bathroom
- Excellent transport links near Colindale Underground Station

Bright 1-Bedroom Apartment in Pulse Development, NW9

Fraser & Co is proud to offer this beautifully maintained one-bedroom apartment located in the highly desirable Pulse Development. Just minutes away from Colindale Underground Station, this property offers excellent transport links, making it an ideal choice for both commuters and investors.

The apartment features a modern kitchen with integrated appliances, a newly refurbished bathroom, and a bright, spacious living area, perfect for a small family or a single professional seeking a comfortable home.

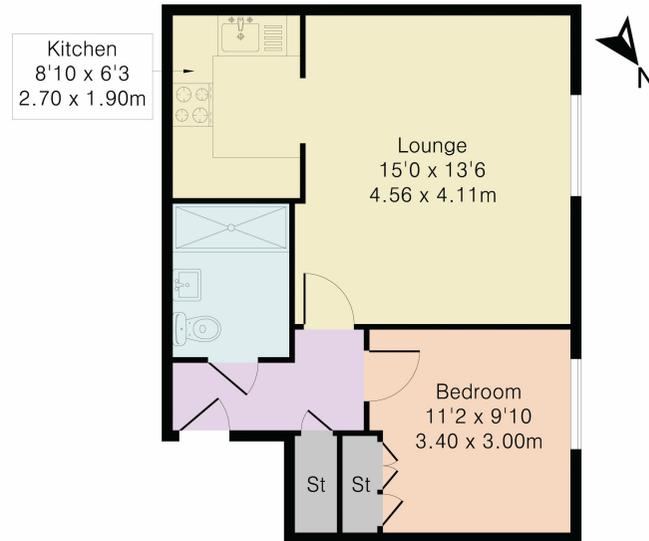
Early viewings are highly recommended!



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Approximate gross
internal area:
44.4 SQM /
478 SQ FT

Approximate Gross Internal Area 458 sq ft - 43 sq m



 PINK PLAN

Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

 RICS Certified Property Measurement

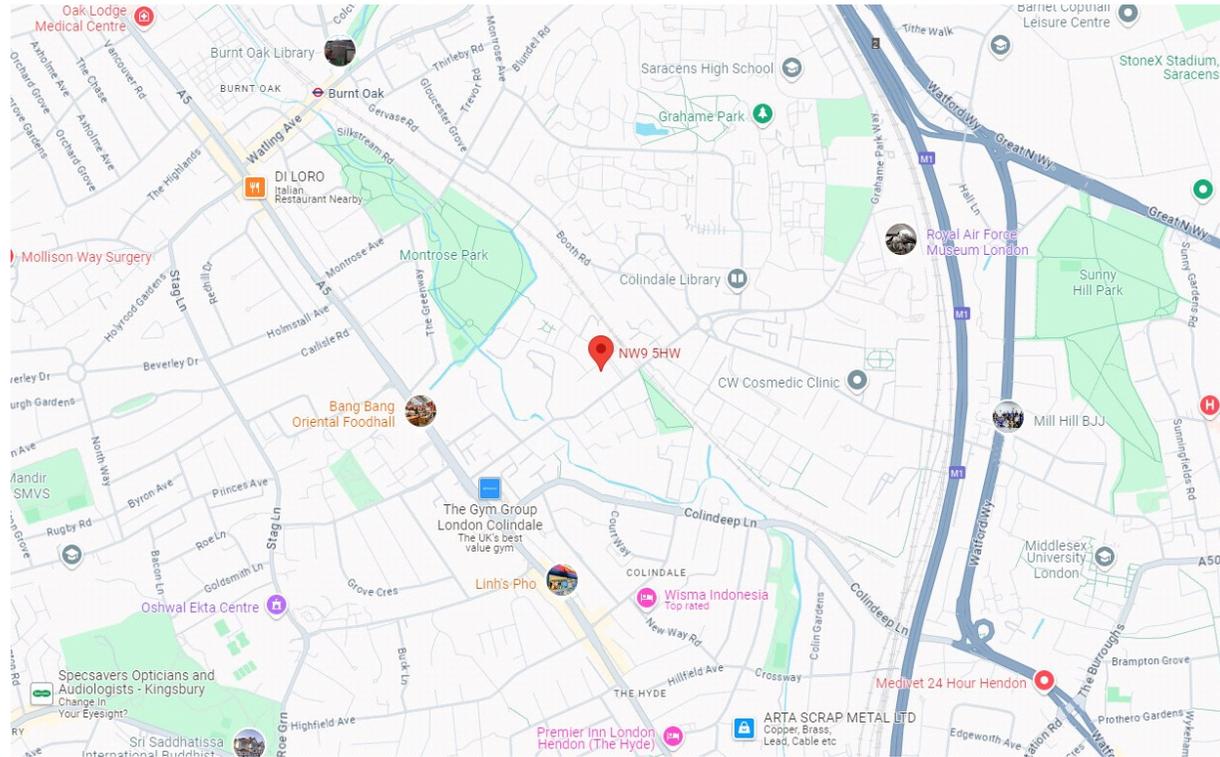


Tenure: Leasehold, 111 years
Estimated ground rent: £112.5 p.a.
Estimated service charge: £2000 p.a.

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www.fraser.uk.com

Colindale Office
Lock 8
5 Charcot Road, London, NW9 5HG
Tel: 0208 2003070





| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 80 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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