



**Kent Court, North Acre, Colindale, London, NW9**

**Guide Price: £400,000**

*Leasehold*

# Kent Court, North Acre, Colindale, London, NW9

Acorn Properties are delighted to present this Three bedroom Townhouse with a Lease in excess of 900 years on the exclusive Willow Gardens Development.

The Property Comprises of an L-Shaped Living Room with adjoining Patio/Balcony area, Kitchen, Two Single Bedrooms, one Double room and Family Bathroom. The property also benefits from an integral Garage. Located 0.4 miles from Colindale Tube Station and other Transport links.

## Lease Information

We understand the lease on the property is 999 years from 25/03/1972 . All prospective purchasers are advised to make their own enquiries and verify this information with a solicitor.

## Service Charges & Ground rent

We understand the service charge on the property is circa £400-500 PA and the ground rent £1.00 per Annum. All prospective purchasers are advised to make their own enquiries and verify this information with a solicitor.

Council Tax Band: C

- Leasehold
- 3 Bedrooms
- Entrance Hall
- Living Room
- Kitchen
- Bathroom
- Balcony
- Garage
- Close To Colindale Station



Illustration for identification purposes only, measurements are approximate, not to scale.







| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92+)  | <b>A</b>                   |           |
| (81-91)  | <b>B</b>                   |           |
| (69-80)  | <b>C</b>                   |           |
| (55-68)  | <b>D</b>                   | <b>62</b> |
| (39-54)  | <b>E</b>                   | <b>45</b> |
| (21-38)  | <b>F</b>                   |           |
| (1-20)   | <b>G</b>                   |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.