

FREEHOLD



House - Terraced

PAGEANT AVENUE,
LONDON

Offers Invited

£415,000



2 Bedroom House - Terraced located in London

Nestled in a tranquil cul-de-sac on Pageant Avenue, this charming mid-terraced house offers a delightful living experience in Colindale. Spanning an inviting 657 square feet, the property features two well-proportioned bedrooms, making it ideal for small families, couples, or individuals seeking a comfortable home.

Upon entering, you are greeted by a spacious reception room that provides a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a pleasant environment throughout.

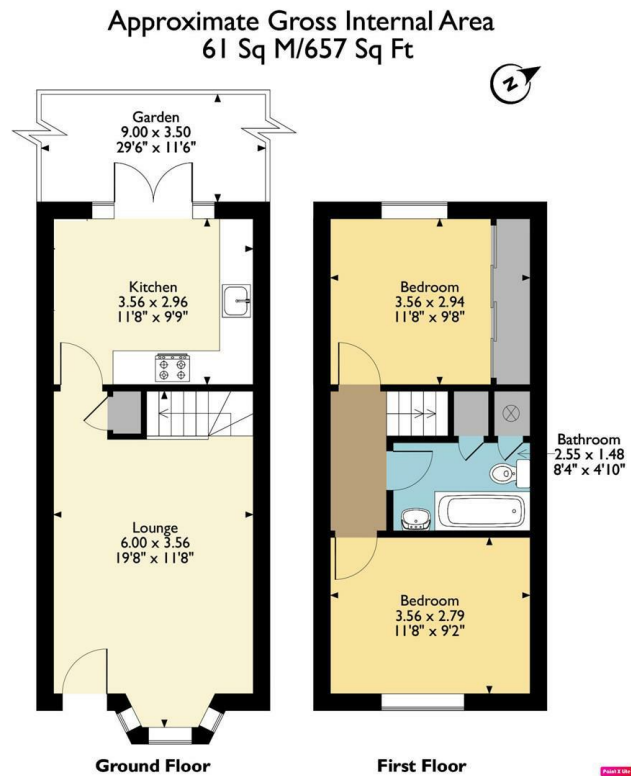
The property boasts a modern fully fitted bathroom and the kitchen is modernised to good standard with a small dining area.

One of the standout features of this home is its proximity to Colindale Tube Station, making commuting into central London a breeze. Residents will appreciate the ease of access to public transport, as well as the local amenities that the area has to offer.

Additionally, the property benefits from residents' parking, providing peace of mind for those with vehicles. This home is ready to move into, allowing you to settle in without delay and start enjoying all that this vibrant location has to offer.

In summary, this two-bedroom terraced house on Pageant Avenue presents an excellent opportunity for those seeking a comfortable and convenient living space in London. With its appealing features and prime location, it is not to be missed.

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

Council Tax Band

D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

