



69 Lanacre Avenue, London, NW9 5FE  
**Offers In Excess Of £300,000**

This purpose-built first-floor apartment in Colindale is bright and airy, with large double-glazed windows throughout. The hallway leads to a spacious bedroom, currently featuring a super king-size waterbed, ample built-in storage, and views of a communal green space. The bathroom is well-sized with grey micro-cement walls, black matte fixtures, and vinyl tile flooring. The kitchen has recently been updated with built-in Bosch appliances.

The living room is generously sized, with natural light flooding in from windows and a door to a private balcony that overlooks the garden. The property includes a designated parking space, superfast fibre broadband, and easy access to public transport, with Colindale and Burnt Oak Underground stations within an 8-minute walk and a nearby bus stop. Green spaces, including Montrose and Silkstream Parks, are just a short walk away.

Call Benjamin Stevens to view now!

**Exterior**



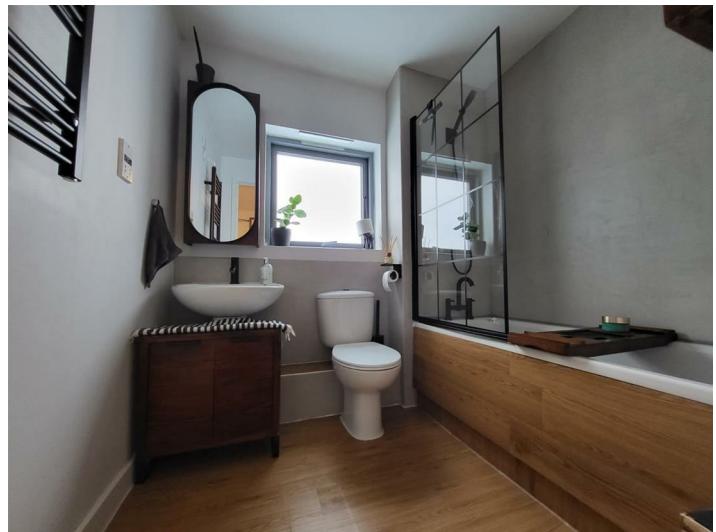
**Bedroom 14'2,10'11 (4.32m,3.33m)**



**Reception Room 18'3,13'1 (5.56m,3.99m)**



**Bathroom**



**Kitchen 8'3,8'1 (2.51m,2.46m)**

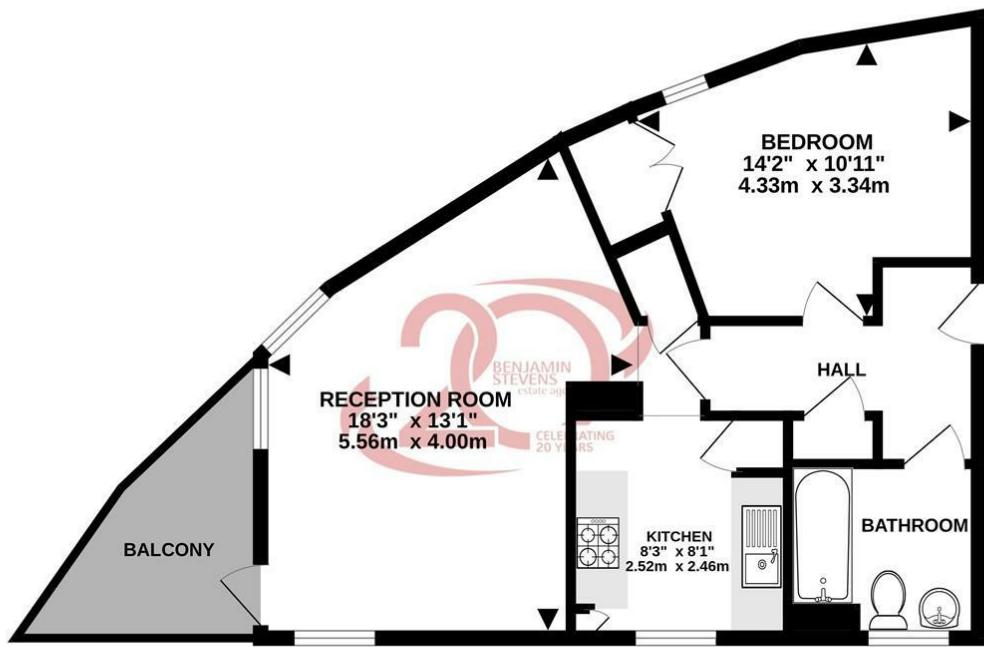


**Balcony**



## Floor Plan

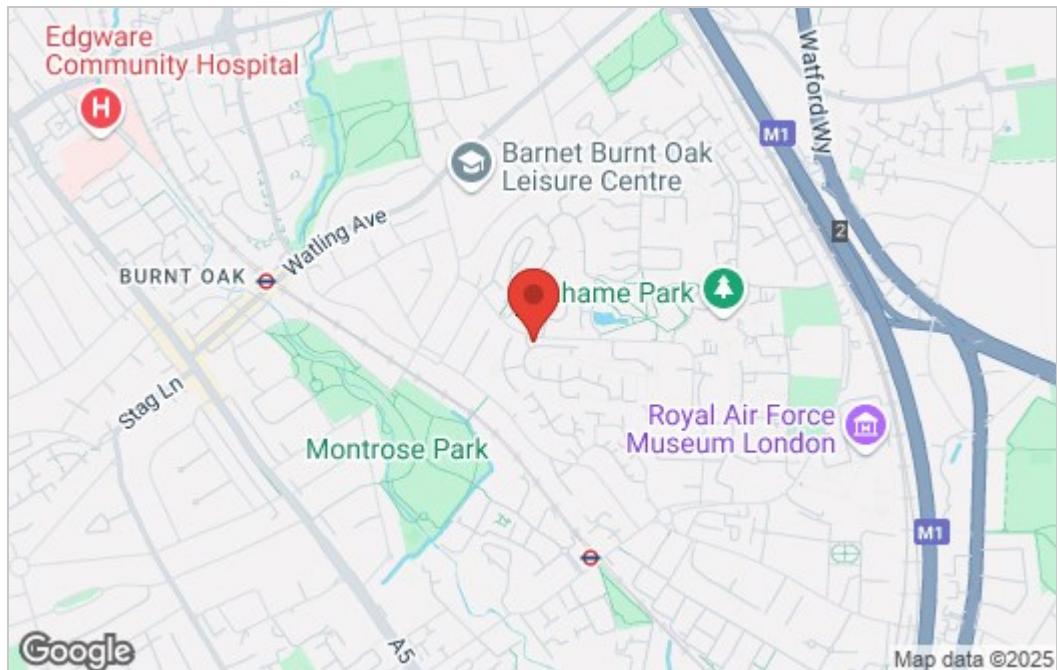
### FIRST FLOOR



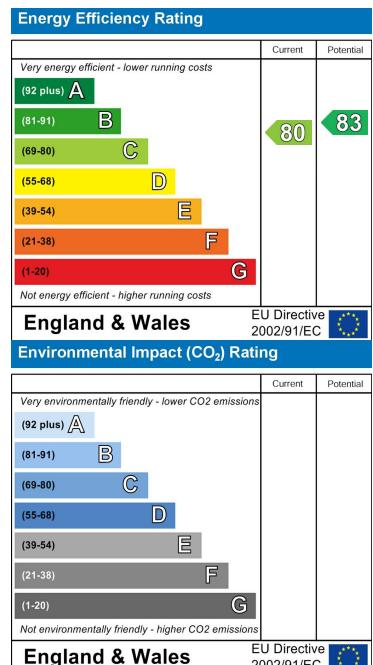
LANACRE AVENUE NW9

Whilst every attempt has been made to ensure the accuracy of the floorplan 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, symbols and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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