

Aerodrome Road, Colindale Gardens, Colindale, NW9

Asking Price: £350,000

 Benham
& Reeves

Aerodrome Road, Colindale Gardens, Colindale, NW9

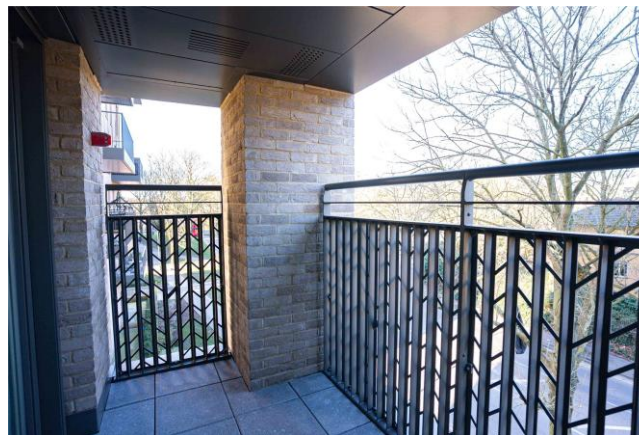
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

REF#: BEA250062

Situated on the second floor of this newly constructed block in the highly desirable Colindale Gardens development is this stylish one bedroom apartment spanning an impressive 571 square feet (approx.). The apartment boasts from a custom designed kitchen with integrated appliances, a spacious bedroom with built in wardrobes, a luxurious three piece family bathroom suite, a private balcony and underfloor heating throughout.

Colindale Gardens is a vibrant community in North West London, conveniently located just a short walk from the Northern Line tube station, with access to both the West End and the City. Residents of this growing community will also have access to the 24hr weekend night tube on the Northern Line connecting Colindale to Central London in under 30 minutes. It also benefits from a range of residents' facilities on site, including shops, bars, restaurants as well as a residents-only gym and 24hr concierge, and nine acres of green space.

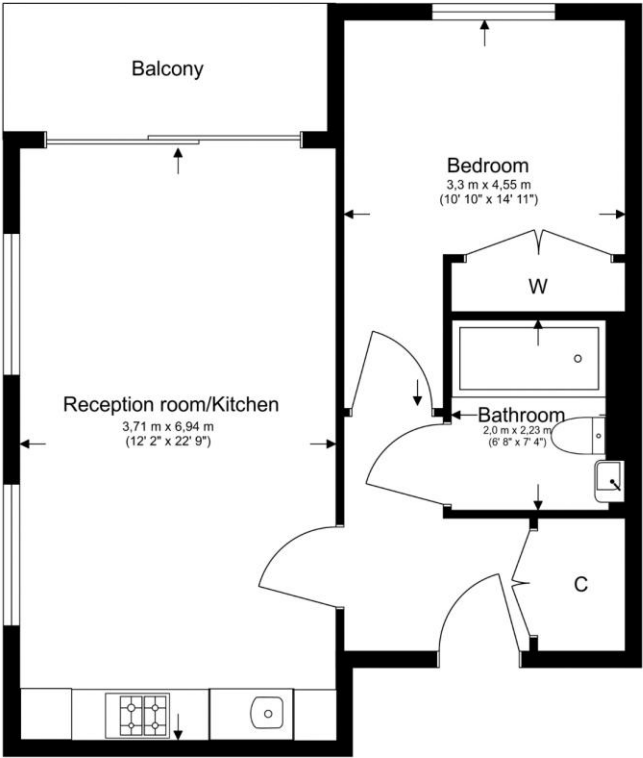




Property Features:

- Chain Free
- Modern One Bedroom Apartment
- Second Floor
- 571 Square Feet (Approx.)
- Private Balcony
- Colindale Tube Station (Northern Line)
- 24 Hour Concierge Desk
- Residents Only Gym, Sauna & Steam Room

2nd Floor
Total Gross Internal Area
53.1 Sq/m - 571 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(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	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£350,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 990 Years Remaining
Ground Rent:	Nil
Service Charge:	£1,675.60 approx. (per annum) For the year of 2025
Anticipated Rent:	£1,700.00 pcm Approx. 5.8% Yield

Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: BEA250062

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