



## Thonrey Close, Colindale Gardens, Colindale, NW9

Asking Price: £398,000

 Benham  
& Reeves

# Thonrey Close, Colindale Gardens, Colindale, NW9

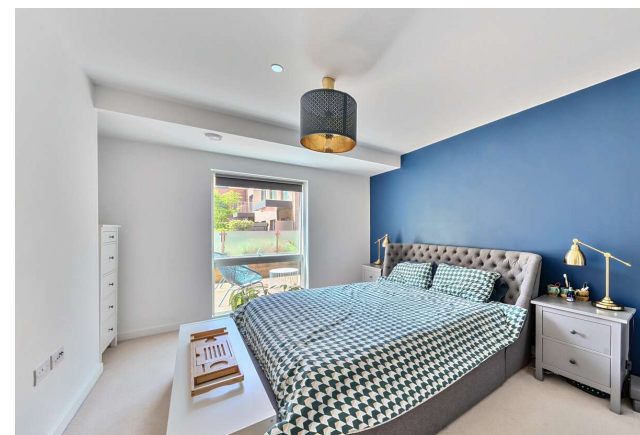
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 1 Bedroom (s)  1 Bathroom (s)  Leasehold

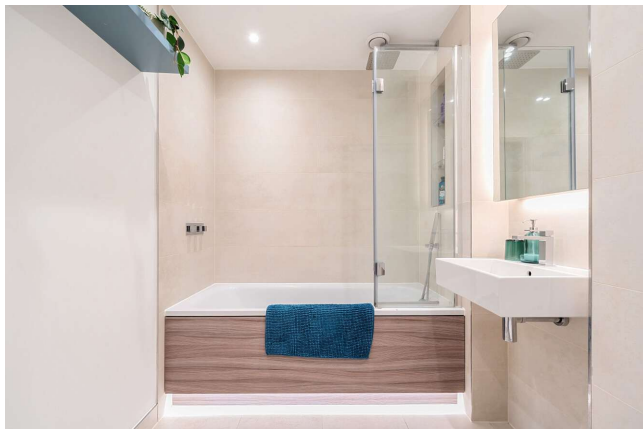
REF#: BEA250106

Comprising a sizeable 559 square feet is this immaculately presented one bedroom apartment. The property offers an interior designed kitted kitchen with handleless gloss cabinet doors, a slim line laminate worktop and integrated Siemens appliances including a microwave and dishwasher. The bright and airy living area benefits from LED downlights, Wiring for digital TV and wiring only for Sky+HD, and access to a private west facing terrace overlooking the podium gardens; perfect for outdoor dining and entertaining. The spacious carpeted bedroom offers a built in wardrobe with sliding mirrored doors. Further benefits include a stylish bathroom suite with porcelain wall and floor tiles, engineered wood flooring with underfloor heating throughout, and Oak veneer apartment entrance and internal doors.

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.



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## Property Features:

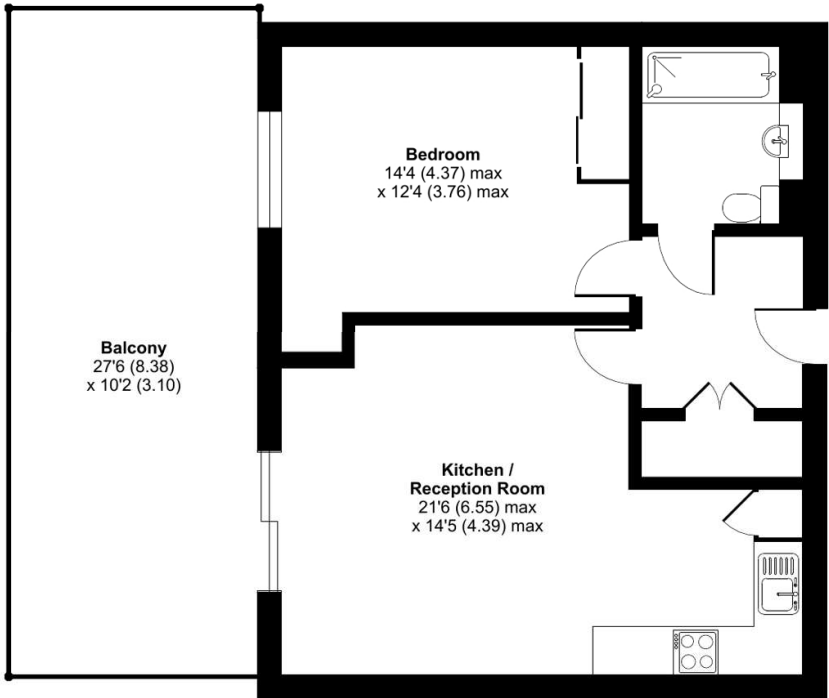
- Impressive One Bedroom Apartment
- First Floor
- 559 Square Feet (Approx.)
- West Facing Terrace Overlooking Podium
- 24 Hour Concierge Desk
- Residents Only Gym, Sauna & Steam Room
- Colindale Tube Station (Northern Line)
- Four Acre Park Within The Development

# Thonrey Close, Colindale Gardens, Colindale, NW9



## Thonrey Close, London, NW9

Approximate Area = 559 sq ft / 51.9 sq m  
For identification only - Not to scale



FIRST FLOOR

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:	£398,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 990 Years Remaining
Ground Rent:	£200.00 (per annum) For the year of 2025
Service Charge:	£3,200.00 (per annum) For the year of 2025
Anticipated Rent:	£1,800.00 pcm Approx. 5.4% Yield

## Viewings:

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

Our reference: BEA250106

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W: [www.benhams.com](http://www.benhams.com)

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