



**Sanday Drive, Colindale Gardens, Colindale, NW9**

Asking Price: £380,000

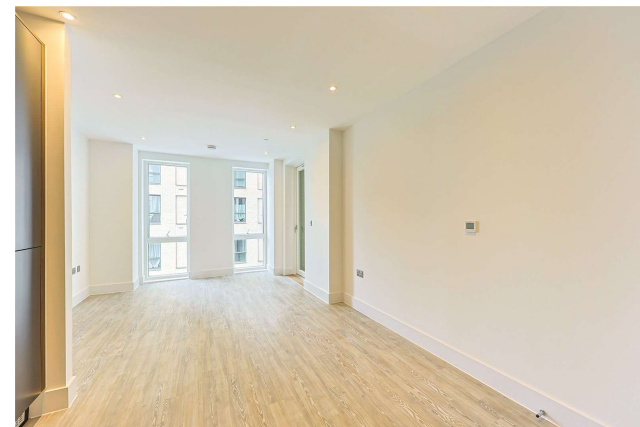
 Benham  
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# Sanday Drive, Colindale Gardens, Colindale, NW9

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

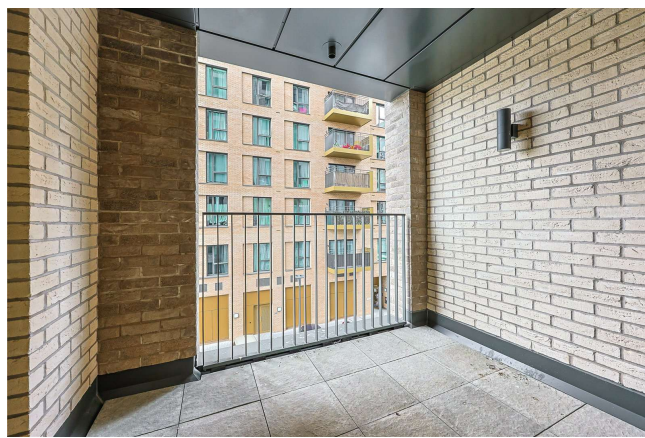
Newly completed is this bright and airy one bedroom apartment situated on the second floor of Diascia House, Colindale Gardens. The property is built up of circa. 534 square feet and boasts a fully integrated kitchen with Siemens appliances, an open planned kitchen diner which leads out to the private west facing balcony. Further benefits include a double carpeted bedroom with built in wardrobes, a modern 3-piece family bathroom suite 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.



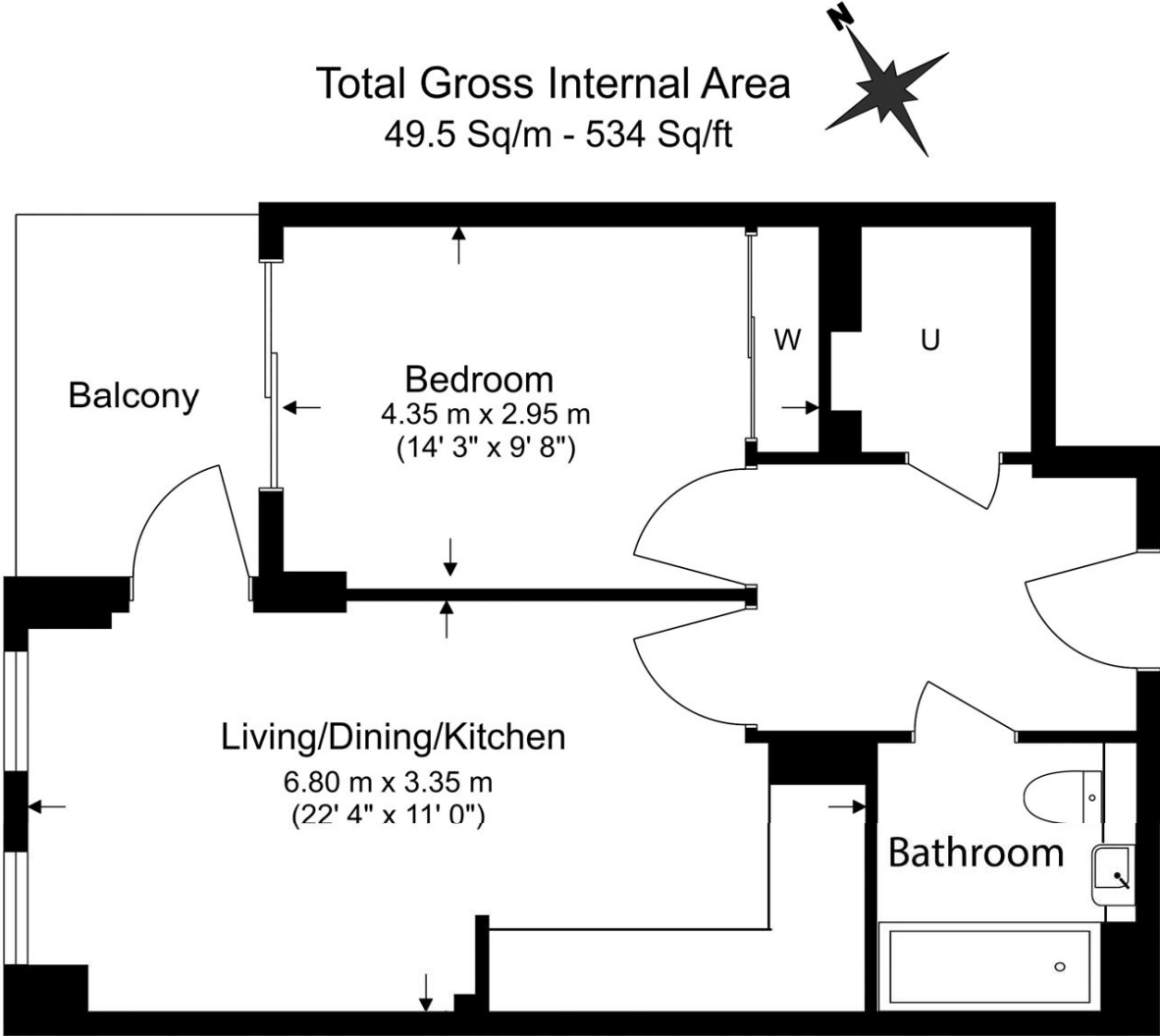


# Sanday Drive, Colindale Gardens, Colindale, NW9



## Property Features:

- Chain Free
- Stylish One Bedroom Apartment
- Second Floor
- 534 Square Feet (Approx)
- West Facing
- 24 Hour Concierge Desk
- Residents Only Gym, Sauna & Steam Room
- Colindale Tube Station (Northern Line)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## Terms & Conditions:

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

Asking Price:	£380,000
Tenure:	Leasehold Expires 08/08/3022 Approximately 997 Years Remaining
Ground Rent:	£0.00 (per annum) Peppercorn
Service Charge:	£1,211.65 (per annum) For the year of 2025
Anticipated Rent:	£1,600.00 pcm Approx. 5.1% Yield

## Viewings:

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

Our reference: HMM250035

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E: [beaufortpark.sales@benhams.com](mailto:beaufortpark.sales@benhams.com)

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

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