



Sanday Drive, Colindale Gardens, Colindale, NW9

Price Reduced to: £370,000

 Benham
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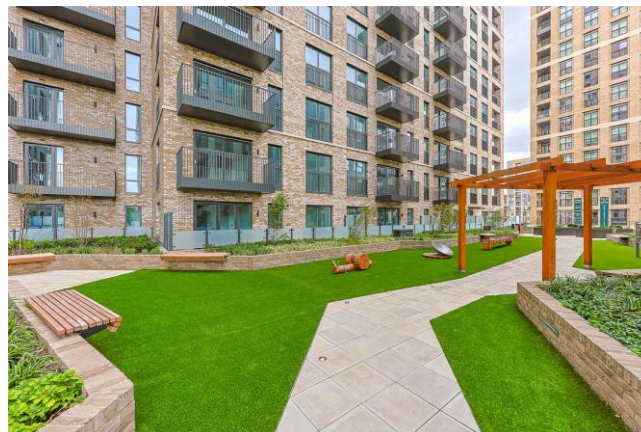
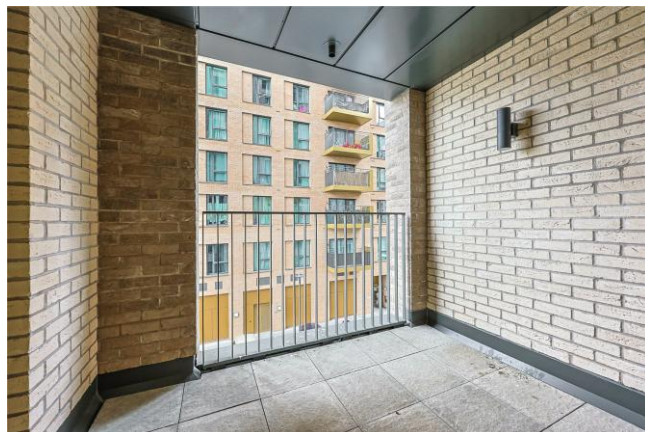
Sanday Drive, Colindale Gardens, Colindale, NW9

 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.

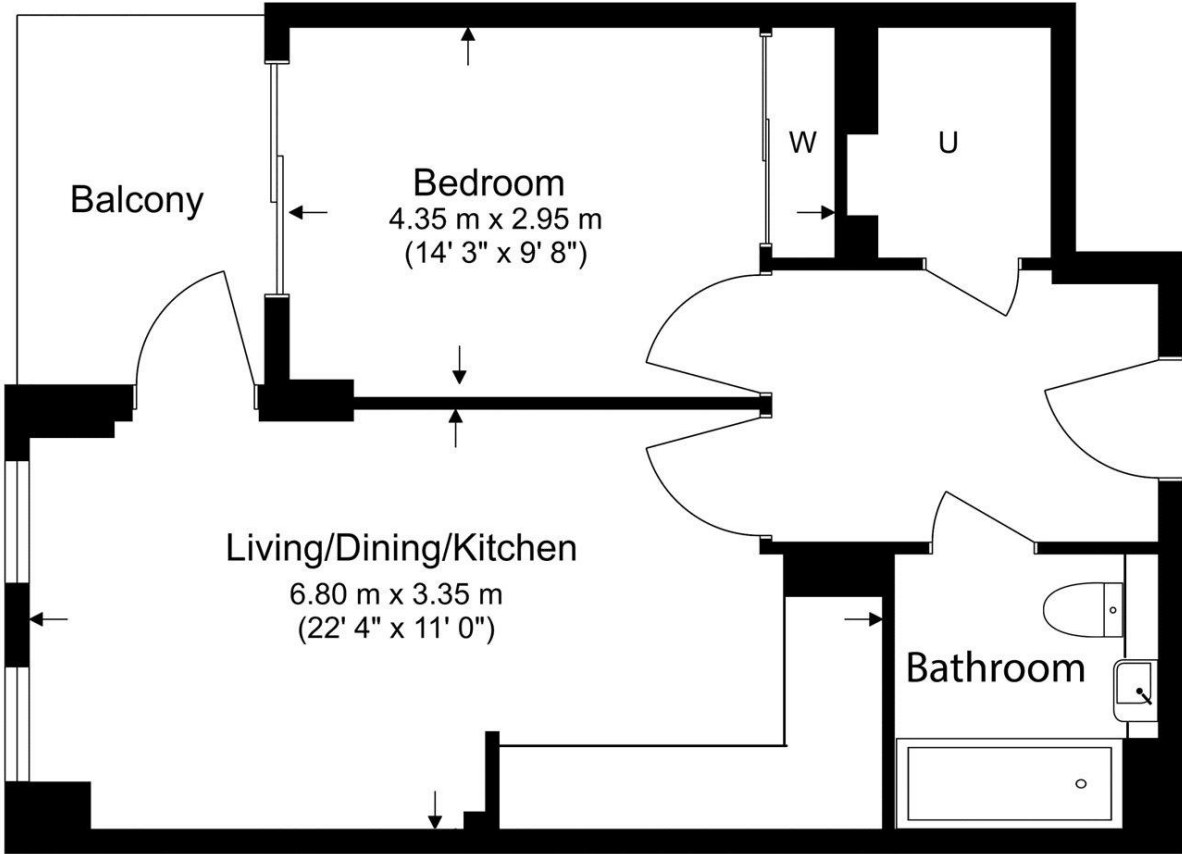




Property Features:

- 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)

Total Gross Internal Area
49.5 Sq/m - 534 Sq/ft



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		

Terms & Conditions:

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

Price Reduced £370,000
to:

Tenure: Leasehold
Expires 08/08/2022
Approximately 996 Years Remaining

Ground Rent: Peppercorn

Service Charge: £1,211.65 approx. (per annum)
For the year of 2025

Anticipated Rent: £1,600.00 pcm
Approx. 5.2% Yield

Viewings:

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

Our reference: HMM250035

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

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