



Swan Drive, Colindale, NW9

Asking Price: £275,000



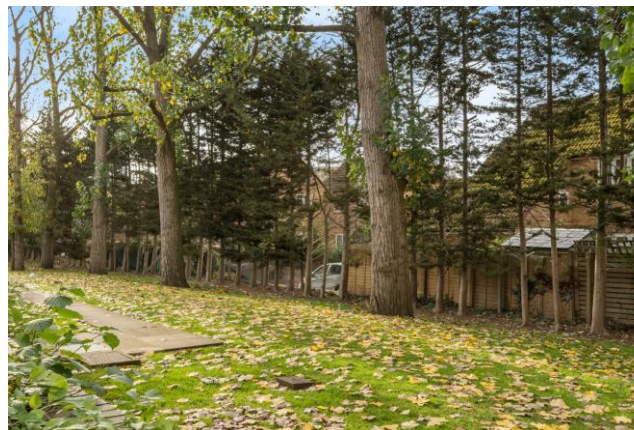
Swan Drive, Colindale, NW9

🏠 1 Bedroom (s) 🚿 1 Bathroom (s) 🔑 Leasehold

Offered chain free is this well presented one bedroom apartment situated on the ground floor of Stonechat Court. Spanning a comfortable 456 square feet (approx.) this tasteful home benefits from a double bedroom with fitted wardrobes, modern three piece bathroom, private patio, gas central heating and one allocated parking space.

Peacefully tucked away in the desirable Birds Estate NW9, surrounded by well-kept communal gardens. It is conveniently situated just moments away from the expansive green areas of both Silkstream Park and Montrose playing field, providing an excellent blend of natural beauty and community spirit. Commuters enjoy superb transport links, with Colindale tube station on your doorstep, reaching Kings Cross station in under 25 minutes. For drivers, the A406 provides straightforward access, facilitating easy journeys into Central London and beyond.



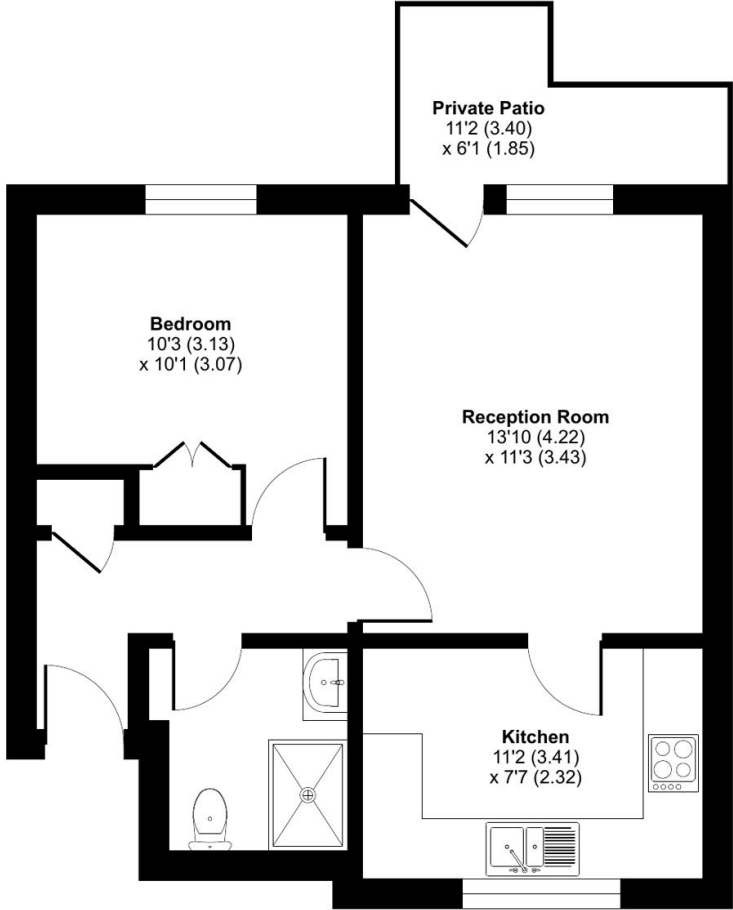


Property Features:

- Chain Free
- Well Presented One Bedroom Apartment
- Ground Floor
- 456 Square Feet (Approx.)
- Private Patio
- Allocated Parking Space
- Colindale Tube Station (Northern Line)
- 88 Year Lease Remaining

Swan Drive, Colindale, NW9

Approximate Area = 456 sq ft / 42.3 sq m
For identification only - Not to scale



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 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.

Asking Price:	£275,000
Tenure:	Leasehold Expires 28/09/2114 Approximately 88 Years Remaining
Ground Rent:	£110.21 (per annum) For the year of 2025
Service Charge:	£2,319.60 (per annum) For the year of 2025
Anticipated Rent:	£1,100.00 pcm Approx. 4.8% Yield

Viewings:

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

Our reference: HMM250037

T: 020 8732 7980

E: beaufortpark.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

