



Hoy Close, Colindale Gardens, Colindale, NW9

Asking Price: £450,000

 Benham
& Reeves

Hoy Close, Colindale Gardens, Colindale, NW9

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

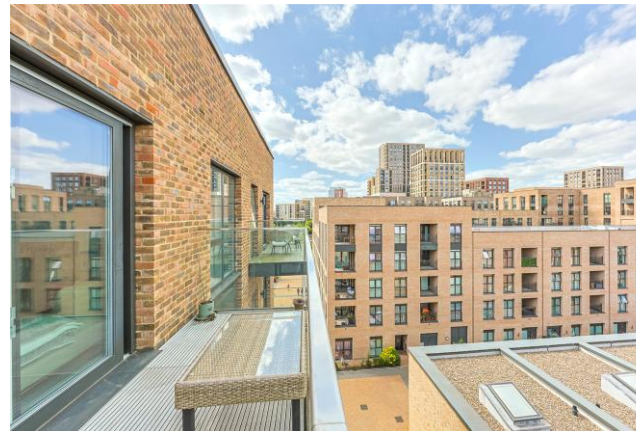
REF#: BEA250141

****Allocated Parking Space**** Located in the Family Quarter of the development, this luxurious two bedroom apartment spanning a comfortable 735 square feet (approx.). Situated on the fifth floor of Kennington Court this property boasts an interior designed fitted kitchen with gloss cabinet doors with soft close, handle-less design and under cupboard lighting, slimline laminate worktop and integrated Siemens appliances. The living room offers bright and spacious accommodation with a private balcony overlooking the podium gardens. Both bedrooms are well sized with carpet and ample room for wardrobes. The three piece family bathroom is stylishly fitted with porcelain wall and floor tiles, and a bespoke designed vanity wall unit with mirrored door.

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.

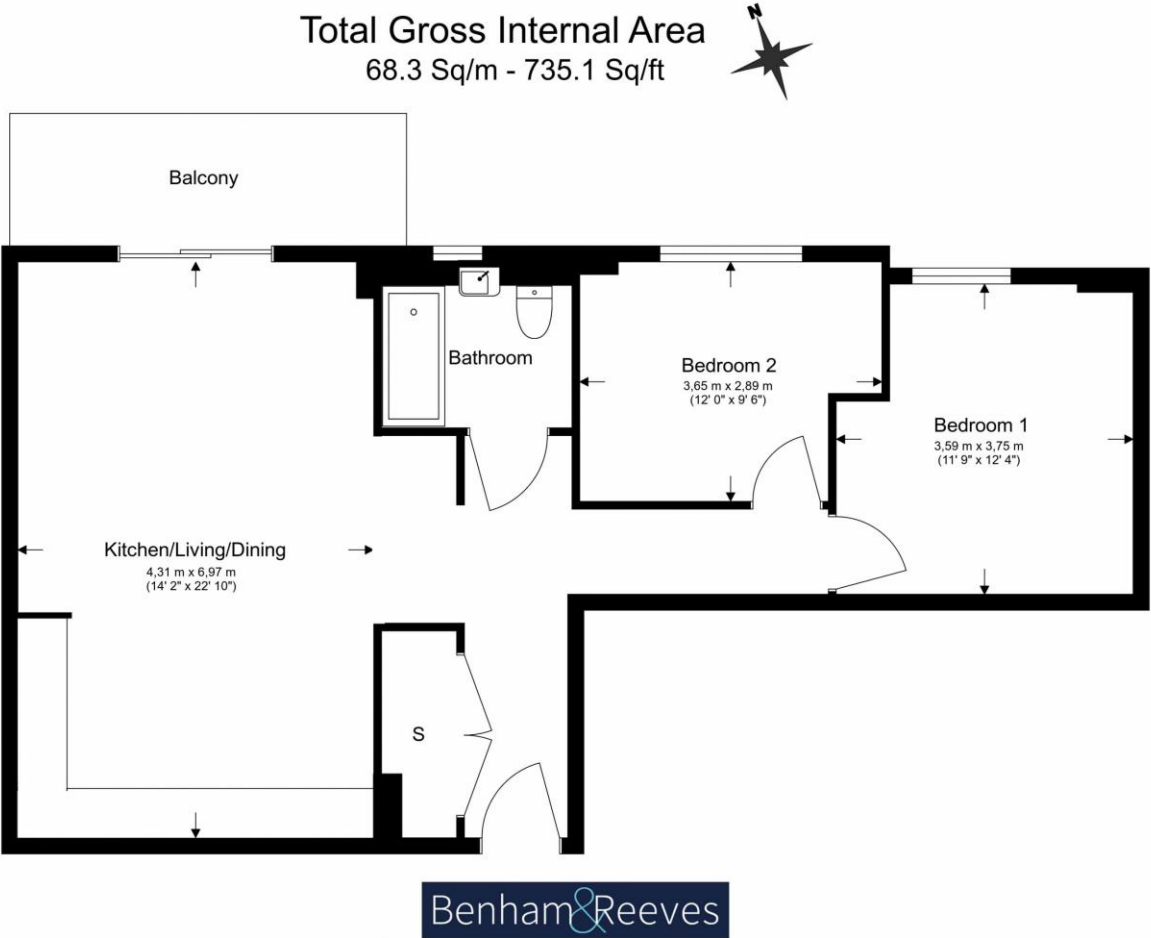


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Property Features:

- Luxurious Two Bedroom Apartment
- One Bathroom
- Allocated Parking Space
- Fifth Floor
- Circa. 735 Square Feet
- 24 Hour Concierge Desk
- Residents Gym, Sauna & Steam Room
- Colindale Tube Station (Northern Line)



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	83	83
(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:	£450,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 990 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2025
Service Charge:	£2,314.85 approx. (per annum) For the year of 2025
Anticipated Rent:	£2,100.00 pcm Approx. 5.6% Yield

Viewings:

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

Our reference: BEA250141

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