



Hoy Close, Colindale Gardens, Colindale, NW9

Asking Price: £525,000

 Benham
& Reeves

Hoy Close, Colindale Gardens, Colindale, NW9

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the fourth floor of this modern block is this exceptional two bedroom, two bathroom apartment spanning an impressive 825 square feet (approx.). The apartment boasts from a stylish custom designed kitchen with integrated Siemens appliances. The living room offers ample space and is flooded with natural light from its dual aspect and south facing private balcony. Both bedrooms are carpeted with bedroom one having the added benefit of built in wardrobes and a fully tiled ensuite shower room. The three piece family bathroom suite is also fully tiled and enjoys a white steel bath with timber effect bath panel with feature LED lighting. Further benefits include engineered wood flooring to hallway, kitchen/ living/dining area (Underfloor heating), 990 year lease, and a secure gated parking bay.

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.

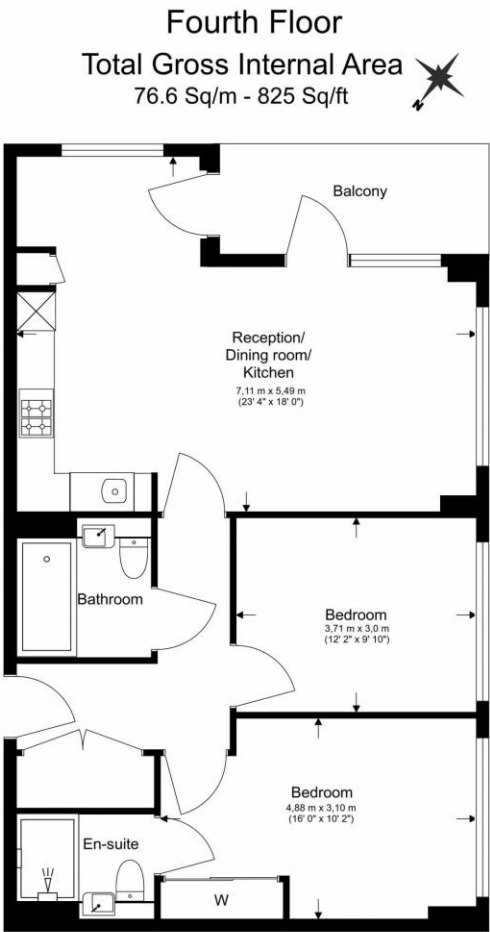


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Property Features:

- Vacant & Chain Free
- Secure Allocated Parking Space
- 825 Square Feet (Approx.)
- Fourth Floor
- Private South Facing Balcony
- 24 Hour Concierge Desk
- Residents Only Gym, Sauna & Steam Room
- Colindale Tube Station (Northern Line)



Benham & Reeves

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 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:	£525,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 989 Years Remaining
Ground Rent:	£300.00 (per annum) For the year of 2026
Service Charge:	£3,000.00 (per annum) For the year of 2026
Anticipated Rent:	£2,300.00 pcm Approx. 5.3% Yield

Viewings:

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

Our reference: BEA260091

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E: beaufortpark.sales@benhams.com

W: www.benhams.com

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