



Sanday Drive, Colindale Gardens, Colindale, NW9

Asking Price: £480,000

 Benham
& Reeves

Sanday Drive, Colindale Gardens, Colindale, NW9

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

Immaculately presented is this two bedroom apartment on the first floor of the newly constructed, Darmera House. The property spans a generous 683 and boasts a custom designed fitted kitchen with Matt cabinet doors with softclose, handle-less design, under cupboard lighting, Slimline laminate worktop, and integrated Siemens oven and four zone induction hob. The reception room is flooded with natural light with direct access to a private south facing balcony. Both bedrooms are well sized with the principle bedroom having the added luxury of a southern aspect and built in wardrobes. Further features of this superb apartment are Amtico Spacia flooring throughout, stylish three piece bathroom suite with Porcelanosa wall and floor tiles, utility cupboard and storage room, and offered with no onward chain.

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:

- Chain Free
- Immaculate Two Bedroom Apartment
- One Bathroom
- 683 Square Feet (Approx)
- First Floor
- South West Facing Balcony
- 24 Hour Concierge Desk & Residents Only Gym
- Colindale Tube Station (Northern Line)

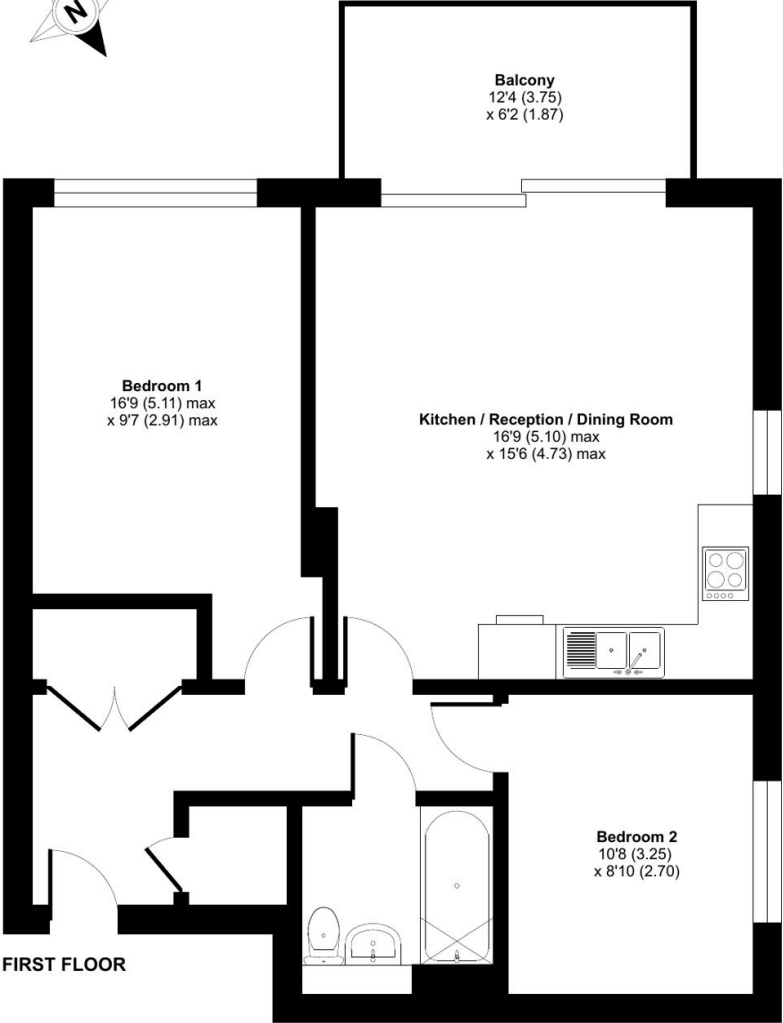
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Approximate Area = 683 sq ft / 63.4 sq m

For identification only - Not to scale



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.

Asking Price:	£480,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 989 Years Remaining
Ground Rent:	Peppercorn
Service Charge:	£1,514.59 (per annum) For the year of 2026
Anticipated Rent:	£2,100.00 pcm Approx. 5.2% Yield

Viewings:

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

Our reference: HMM260339

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