



Thonrey Close, Colindale Gardens, NW9

Asking Price: £565,000

 Benham
& Reeves

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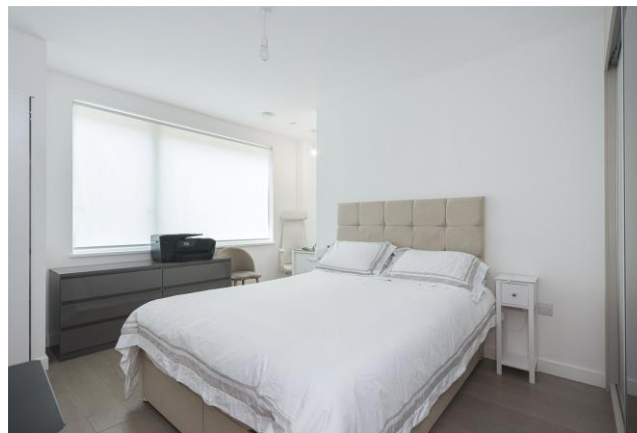
 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Ref: BEA240089

This ground floor apartment spans an impressive 953 square feet (Approx.) and benefits from engineered wood flooring throughout, an open planned living room which is flooded with natural light offering access to a private terrace. A stylish interior designed kitchen with fitted Siemens appliances, gloss cabinet doors with soft close, feature lighting and the added extra of a Silestone worktop. Bedroom one offers an en-suite (fully tiled & white shower tray with sliding shower door) and fitted wardrobes with ample room. Bedroom two sits beside the living room so also benefits from a ton of natural light with its western aspect. Further benefits include a fully tiled family bathroom with a bespoke designed vanity unit with mirrored door and feature halo lighting, underfloor heating throughout, colour video door entry system and a large utility room.

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.

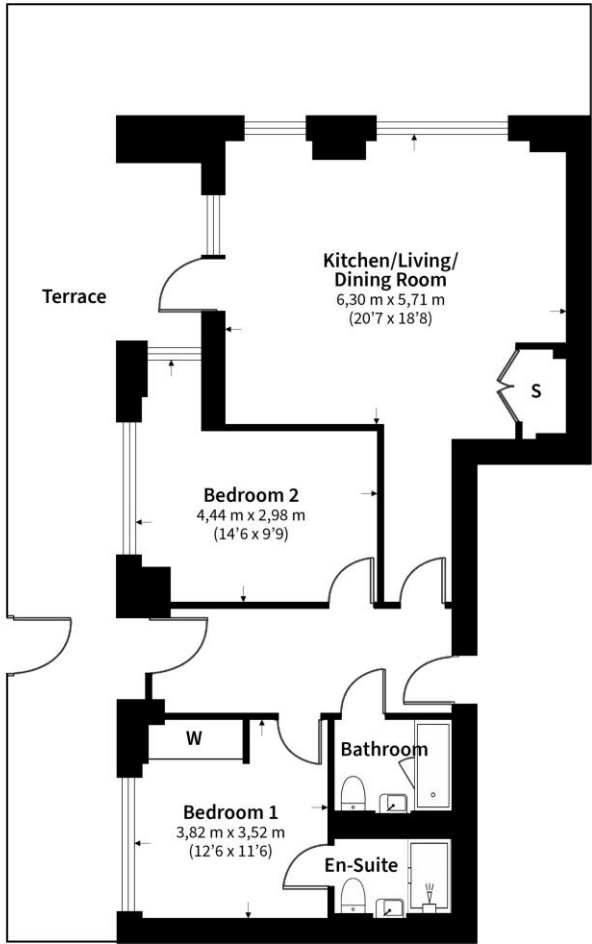





Property Features:

- Immaculate Two Bedroom Apartment
- Ground Floor
- Private Terrace
- Two Bathrooms
- 953 Square Feet (Circa.)
- 24 Hour Concierge
- Residents Gym, Sauna & Steam Room
- Colindale Tube Station (Northern Line)

Ground Floor
Total Gross Internal Area
88.5 Sq/m - 953 Sq/ft



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	84	84
(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.

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Tenure: Leasehold
Expires 31/12/3014
Approximately 990 Years Remaining

Ground Rent: £300.00 (per annum)
For the year of 2024

Service Charge: £2,800.00 approx. (per annum)
For the year of 2024

Viewings:

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

Our reference: BEA240089

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E: beaufortpark.sales@benhams.com

W: www.benhams.com

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